



FIRM PROFILE

Hammersley Architecture was founded in 2008. We are a multi-disciplinary design firm with active projects in several different market sectors. We are located in Chicago, Illinois in the historic Fine Arts Building on Michigan Avenue and practice throughout the Midwest. Current work ranges from residential to performing arts spaces, with our primary interest in projects that engage directly with clients as passionate about their work and life as we are of ours. Our firm is not so much focused on a project type as much as we are on creating thoughtful, useful design solutions through a highly collaborative design process. Our approach considers each project as unique, which is why we are equally interested in a wide range of project types and programs.

Principal Brian Hammersley grew up and currently lives in Oak Park with his wife and two daughters. As a lifetime resident and architect, Brian brings a unique perspective on how to strategically develop the village for long term community success. We are excited to present our vision for a thriving Madison Street Corridor here in these pages.

FIRM MISSION

We believe that architecture exists to enhance society's experience of the world around us - to challenge convention, envision new programmatic combinations, and elevate quality of life. Our work seeks to combine the passions of people and the specifics of site with a concept-driven idea to make work that is substantial in both thought and physical form. Now more than ever, architecture needs to be deliberate in designing public and private spaces for our communities that establish inspiring, safe and comfortable areas for all to develop and thrive. Beautiful, thoughtful architecture is for everyone, and is essential to our collective growth. Creating this kind of lasting work is our mission.



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THE VISION

Oak Park will remain a place that people will want to come to live, work, invest and put roots down in. Looking forward, the village must continue to provide opportunities for business growth, develop new public amenities with universal access, and promote ongoing community wellness & growth initiatives.

OUR APPROACH

Oak Park continues to draw new families year after year based on a well-established reputation. In order remain viable for the future and continue to attract a wide range of new residents, we believe it is essential to focus on the following-

CULTIVATE HOME GROWN TALENT

Keep business prospects & start ups local by giving them a place to develop ideas. Oak Park is prime for a business incubator space.

UPDATED & EXPANDED COMMUNITY AMENITIES

Social spaces dedicated to all members of the community to promote greater mental and physical wellness.

HYBRID BUILDING TYPES

Combining different building programs to promote new interactions and learning opportunities

BUSINESS OVER RETAIL

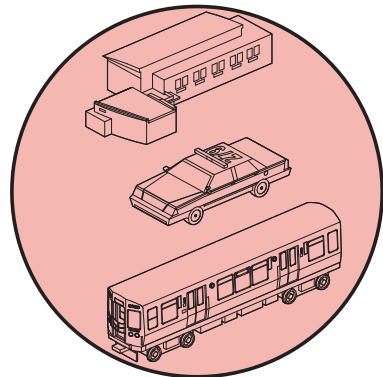
Long term financial wellness and stability comes from a local wealth base, not from outside national interests. Cultivate local businesses as an investment in the ongoing economic health of the business community.

PUBLIC GREEN SPACE / SOCIAL CIVIC SPACE

Providing the public opportunities for multi-generational interactions, public speaking opportunities, contemplative space, performances... a place for public outlet

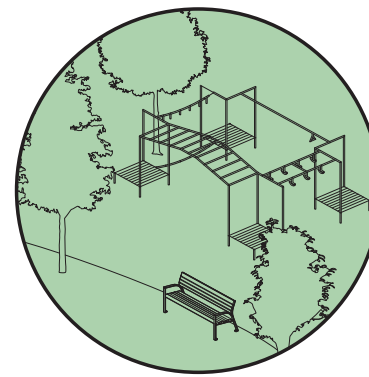


WHAT ATTRACTS PEOPLE TO OAK PARK...



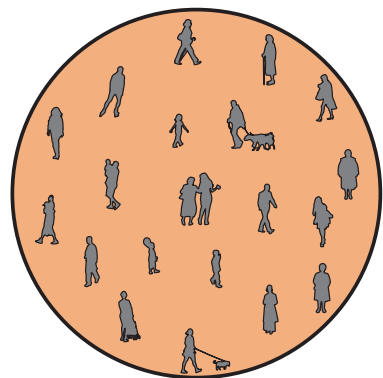
Public Services

- Police, EMT, Snow Removal
- Libraries
- Accessible Local Transportation



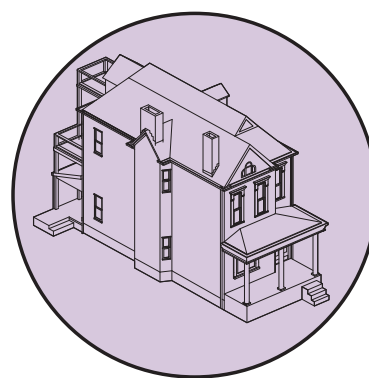
Parks & Recreation

- Many well-maintained public parks
- Outdoor recreation facilities (swimming, tennis, track, softball)
- Indoor recreation facilities (hockey, gymnastics)



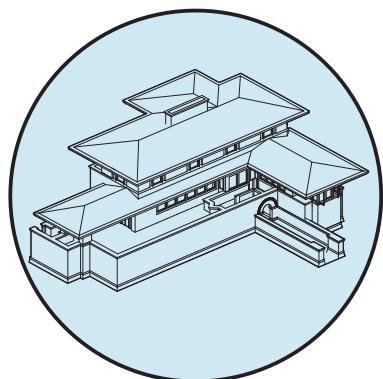
Community

- Access
- Diverse, Vibrant, and Vocal Constituents
- Public Activities



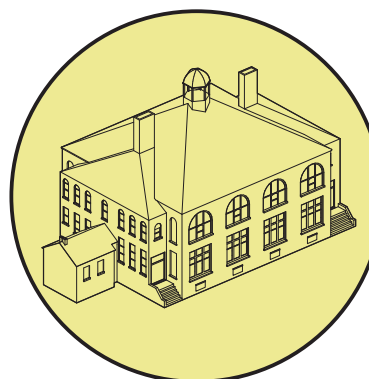
Quality Residential Stock

- Residential stock that holds its value
- Historic homes in distinct neighborhoods
- Integrated green space throughout village



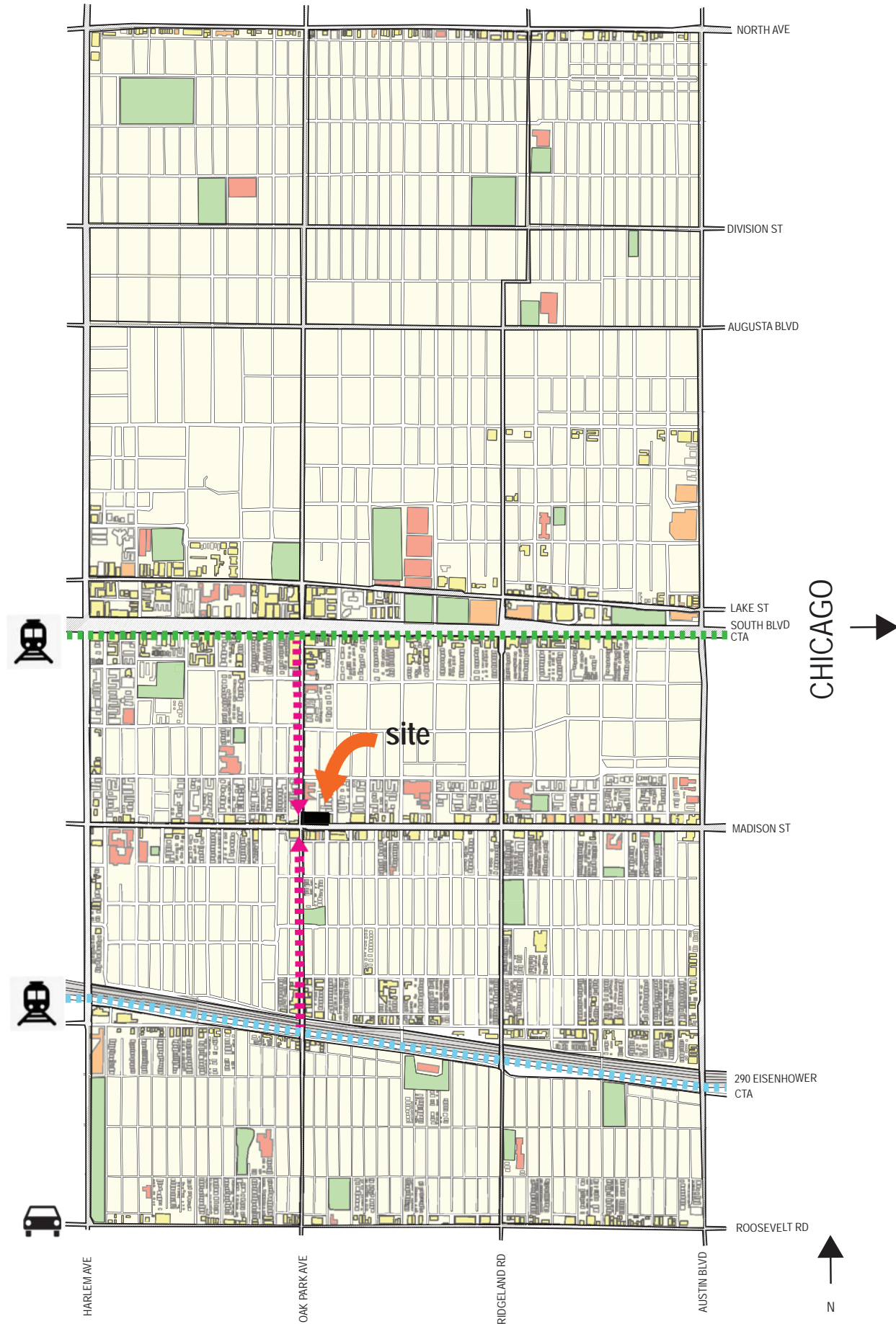
Sense of History

- A Community that maintains its treasures
- One of a kind architecture
- Historic suburb of Chicago



Education

- Top quality school system from preschool through high school
- Extracurricular educational programs both in & out of school
- Excellent learning resources (libraries)



The proposed site is centrally located between rail transit lines and the expressway. It is in the middle of an expansive residential area and located on a major east-west artery road. Based on its surrounding infrastructure and amenities, this location is prime for thoughtful development

VILLAGE OF OAK PARK USE MAP

- WELLNESS / MEDICAL
- PARKS
- COMMERCIAL
- SCHOOLS / CIVIC
- HOUSING - SINGLE & MULTI-FAMILY

**OUR PROPOSAL ADDRESSES
TWO SEPARATE DEVELOPMENT
OPPORTUNITIES FOR SITES
AROUND THE INTERSECTION
OF MADISON STREET AND OAK
PARK AVENUE-**



OPPORTUNITY #1

Single site, village-owned parcel located at the corner of Madison Street and Oak Park Avenue.



OPPORTUNITY #2

Multiple parcel development of Madison Street corridor stretching from Oak Park Ave to Wesley Ave. Three parcels total and a proposed bend in Madison St



SITE

DEVELOPMENT OPPORTUNITY #1

LOCATION: VILLAGE-OWNED SITE ON THE CORNER OF MADISON STREET AND OAK PARK AVENUE.

PROPOSED PROGRAM: RESIDENTIAL GARDENS, DAYCARE, BUSINESS INCUBATOR.

LOWER LEVEL, PUBLIC GREEN SPACE / GARDENS, SMALL RETAIL SHOPS (COFFEE SHOP, DRY CLEANERS) & DAYCARE FACILITIES.

UPPER LEVELS, RESIDENTIAL & BUSINESS INCUBATOR SPACE.

SELF-SUPPORTING, SEMI-URBAN LIVING; BASIC LIVING AMENITIES LOCATED ON SITE, PROJECT INTEGRATED WITH PUBLIC GARDENS / MINI-PARKS. ON-SITE EARLY CHILDHOOD DEVELOPMENT / DAYCARE FACILITY ON THE LOWER LEVEL IS COMBINED WITH A BUSINESS / ARTS INCUBATOR BUILDING ABOVE FOR LOCAL ENTREPRENEURS.



OVERALL SITE PLAN

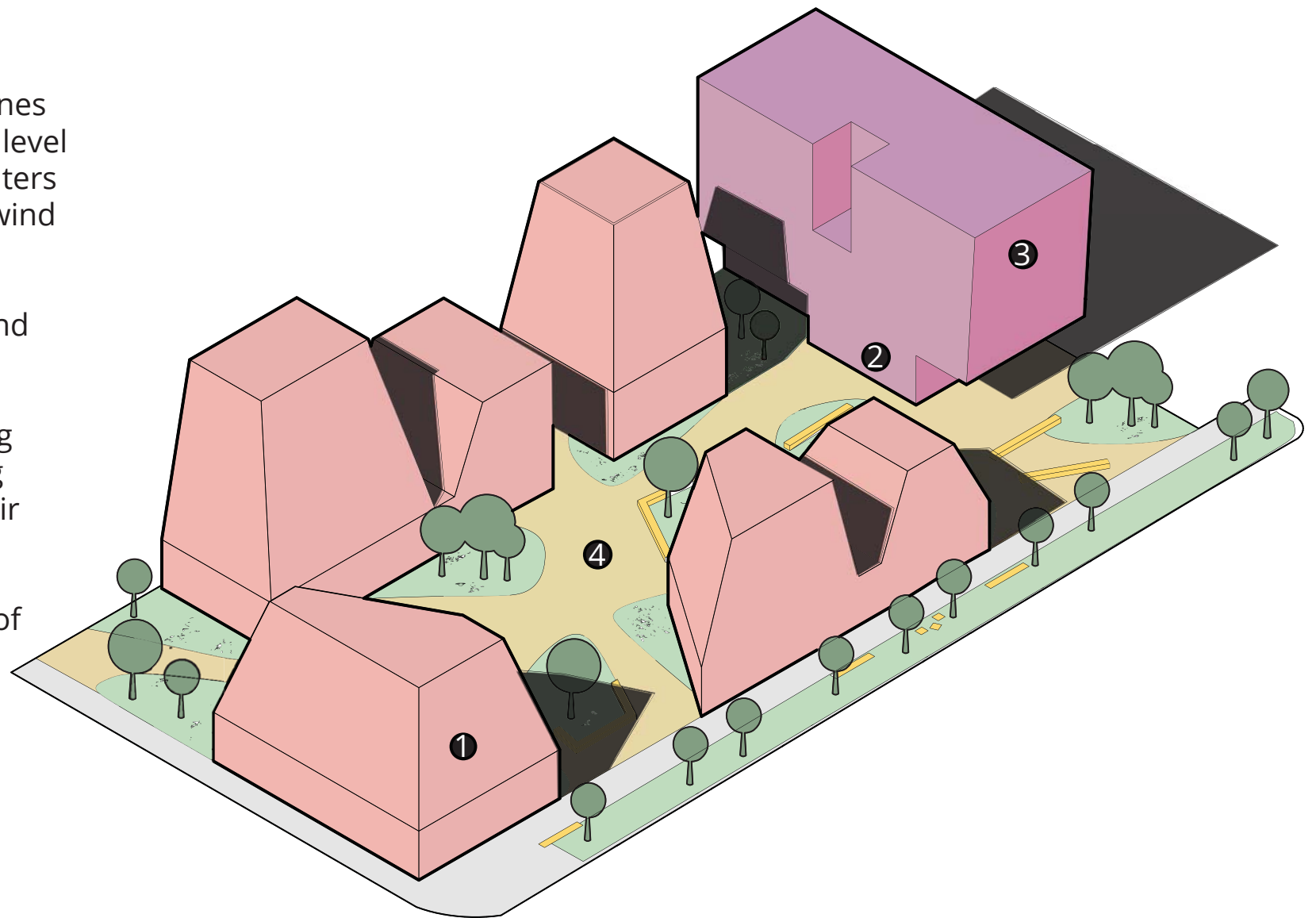
All site improvements to happen on village-owned lot as shown.

RESIDENTIAL GARDENS

BUSINESS & ART INCUBATOR

This proposed residential development combines light commercial programming on the ground level to support the residential units above, commuters and passersby. Green residential courtyards wind between the residential buildings for both the public and the residents to enjoy. A child care center on site provides services to residents and others in the surrounding neighborhood.

A multi-story business & art incubator building sharing the site gives tenants and surrounding residents a convenient location to develop their business while remaining in their community. Open collaboration spaces, galleries, private studios and private offices offer a wide range of space types to house many different kinds of uses.



- ① Residential Blocks with Commercial ground floors.
- ② Child Care - Lower Level.
- ③ Business & Arts Incubator - Upper Levels.
- ④ Residential courtyards open to the public.



SITE PLAN

Park intermingled between residential towers. Sundry shops on the ground level offer residents basic amenities & a cup of coffee for passers-by

Neighborhood daycare facility is located on the first level at the rear of the site, away from Madison Street's traffic. Entry to the business & art incubator is from Madison

Walking distance to both the blue and green line train stations, plus local bus service running on both Madison St. and Oak Park Ave.



VIEW EAST DOWN MADISON STREET, RESIDENTIAL GARDENS SHOWN ON BEND SCHEME



MULTIPLE

PARCEL

SITE

DEVELOPMENT OPPORTUNITY #2

LOCATION: MULTIPLE PARCELS. VILLAGE-OWNED SITE ON THE CORNER OF MADISON STREET AND OAK PARK AVENUE, ADJACENT SITE BOUND BY WESLEY AVE., MADISON & EUCLID, & SOUTHERN PARCEL ON MADISON AVENUE BETWEEN WESLEY & EUCLID.

PROPOSED BEND MODIFICATION ON MADISON ST. AT EUCLID.

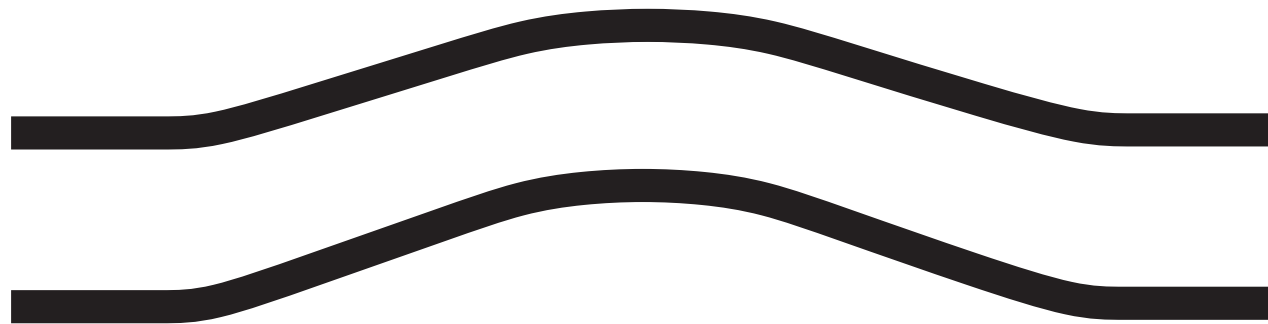
PROPOSED PROGRAM:

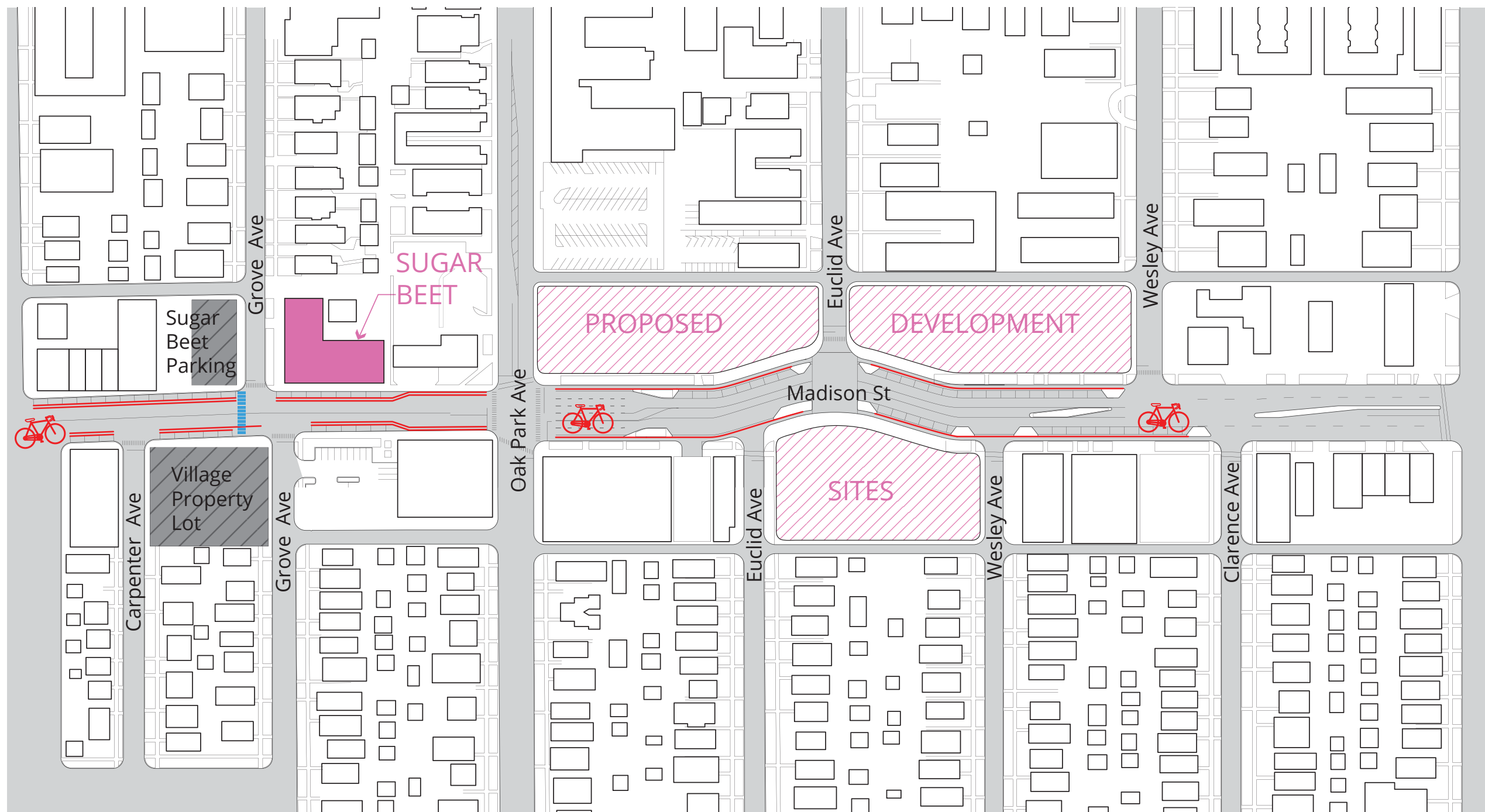
RESIDENTIAL GARDENS; RESIDENTIAL UNITS ON UPPER LEVELS, PUBLIC GARDENS ON GROUND LEVEL, DAYCARE & EARLY CHILDHOOD DEVELOPMENT CENTER, SUNDRY SHOPS ON GROUND LEVEL.

COMMUNITY CENTER; BUSINESS & ARTS INCUBATOR, PUBLIC OUTDOOR SPACES, PUBLIC INDOOR GATHERING SPACES, PUBLIC PHYSICAL & MENTAL WELLNESS CENTER. SHORT TERM RESIDENTIAL RENTALS.

BUSINESS / CIVIC COMPLEX; FLEXIBLE OFFICE SPACE, OUTDOOR PUBLIC ROOF GREEN SPACE, PUBLIC PERFORMANCE / RALLY AREA, RESIDENTIAL UNITS

FRIEND OF THE BEND

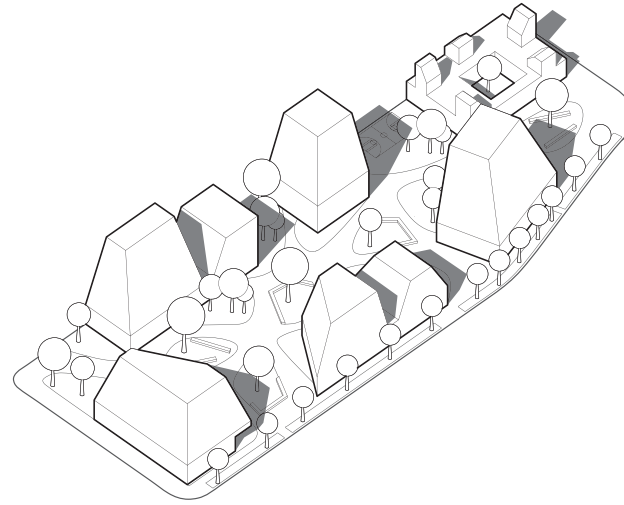




OVERALL SITE PLAN

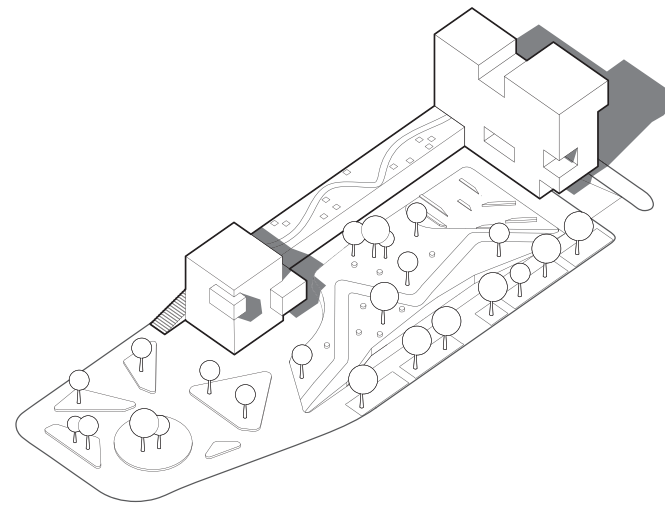
Depicting proposed development sites, road bend option, & proposed bike lanes

PROPOSED HYBRID BUILDING TYPES FOR THE MULTIPLE PARCEL SCHEME



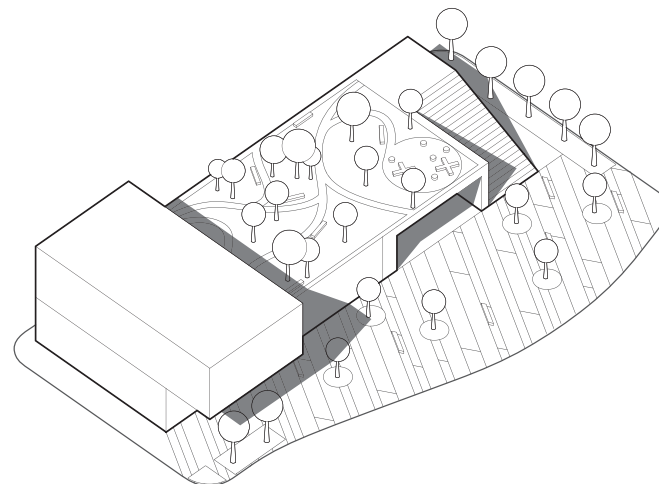
RESIDENTIAL GARDENS

Sundry shops on first level (coffee shop, bakery, dry cleaning / tailor), residential on upper levels. On site early childhood daycare center. Public gardens & promenade park occupy open spaces on first level.



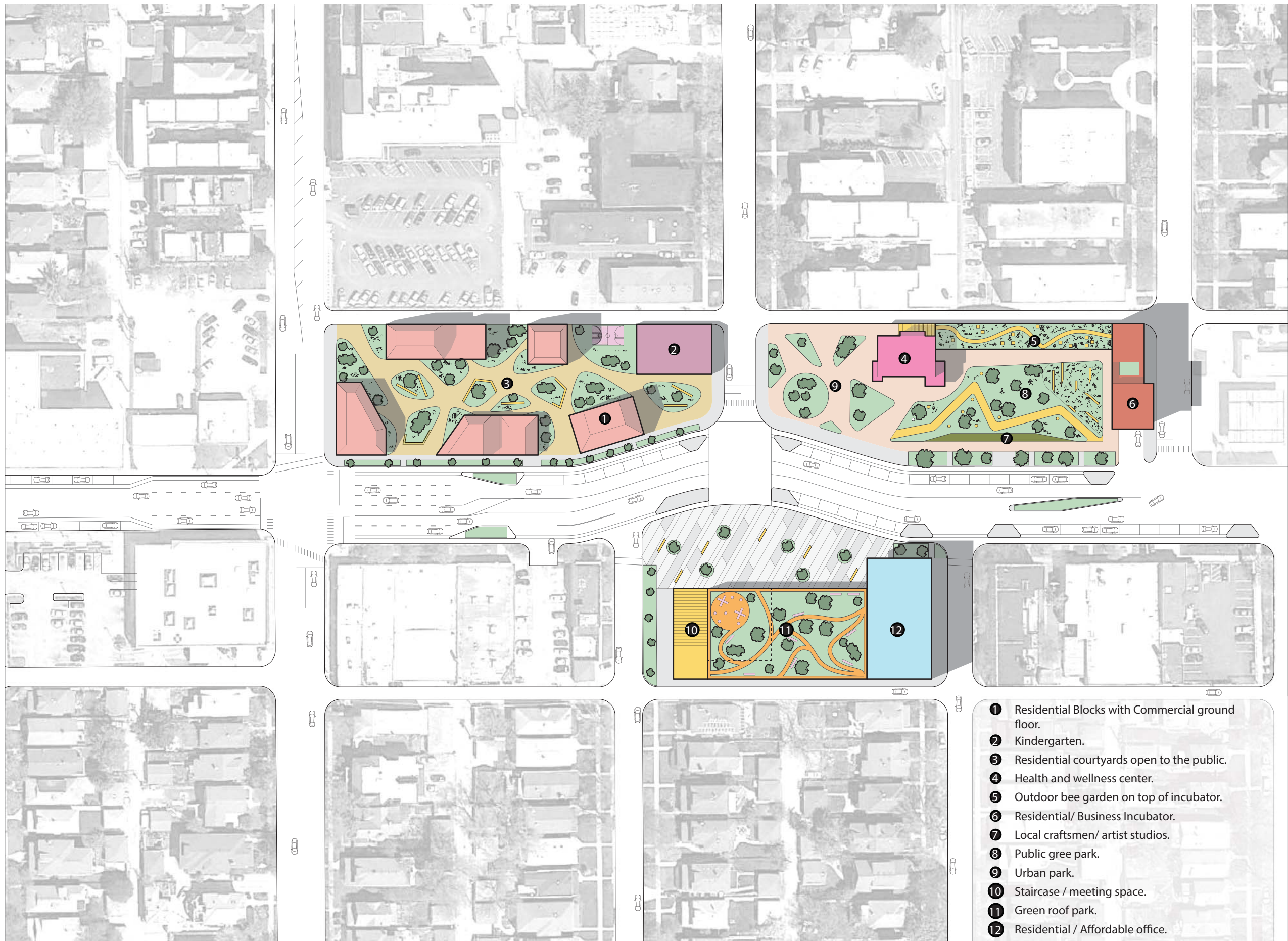
COMMUNITY CENTER / INCUBATOR

Mental & physical health & wellness center, incubator artist studios, incubator open office space for business / tech, commercial kitchen for rent, multiple outdoor public spaces-wildflower garden & beehives, park, rock garden. Short term residential rental units.



BUSINESS / CIVIC COMPLEX

Long term flexible work / office space for rent, loft condo residential units, large civic gathering space / plaza, performance venue, public social stair, public green rooftop amenity.

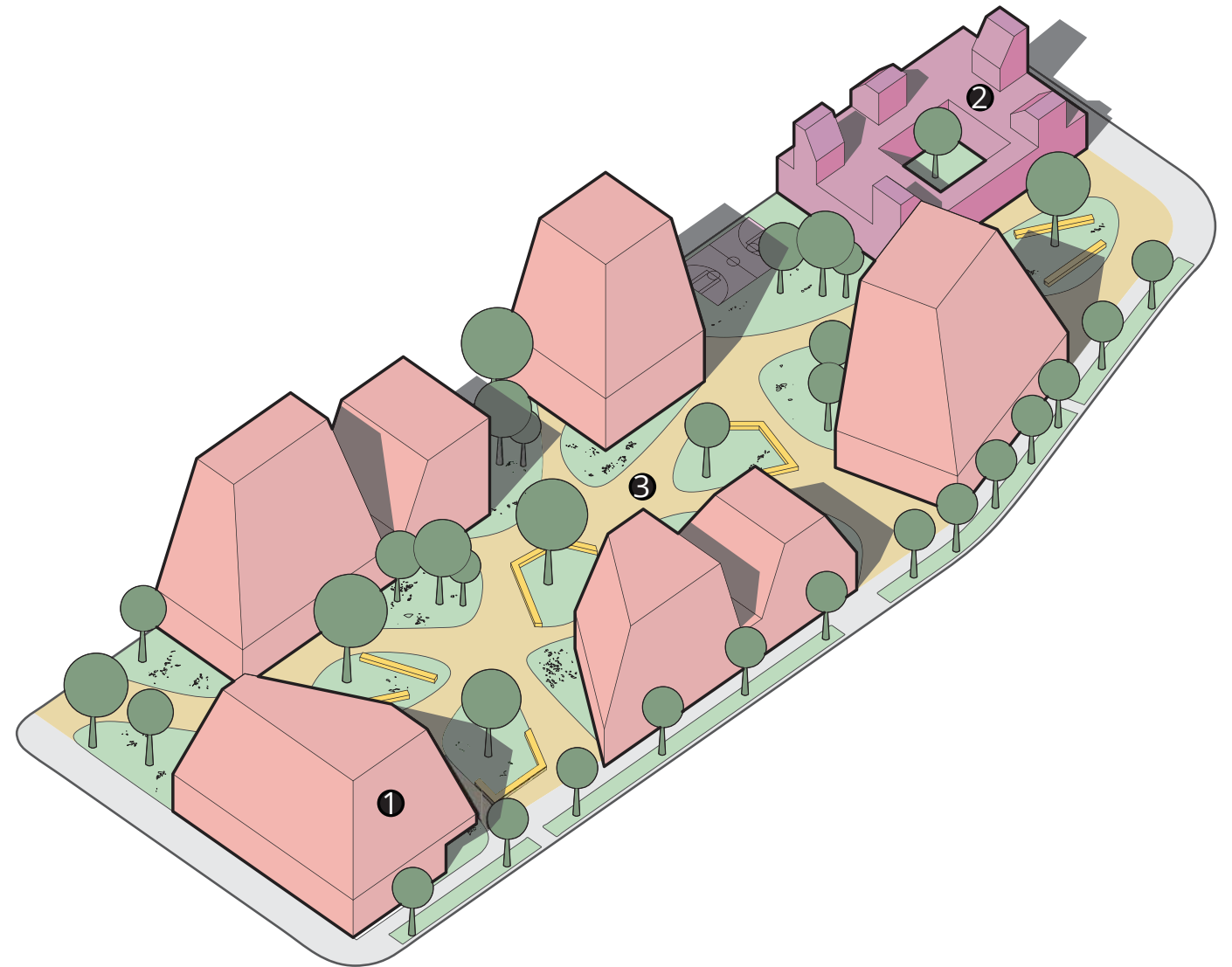
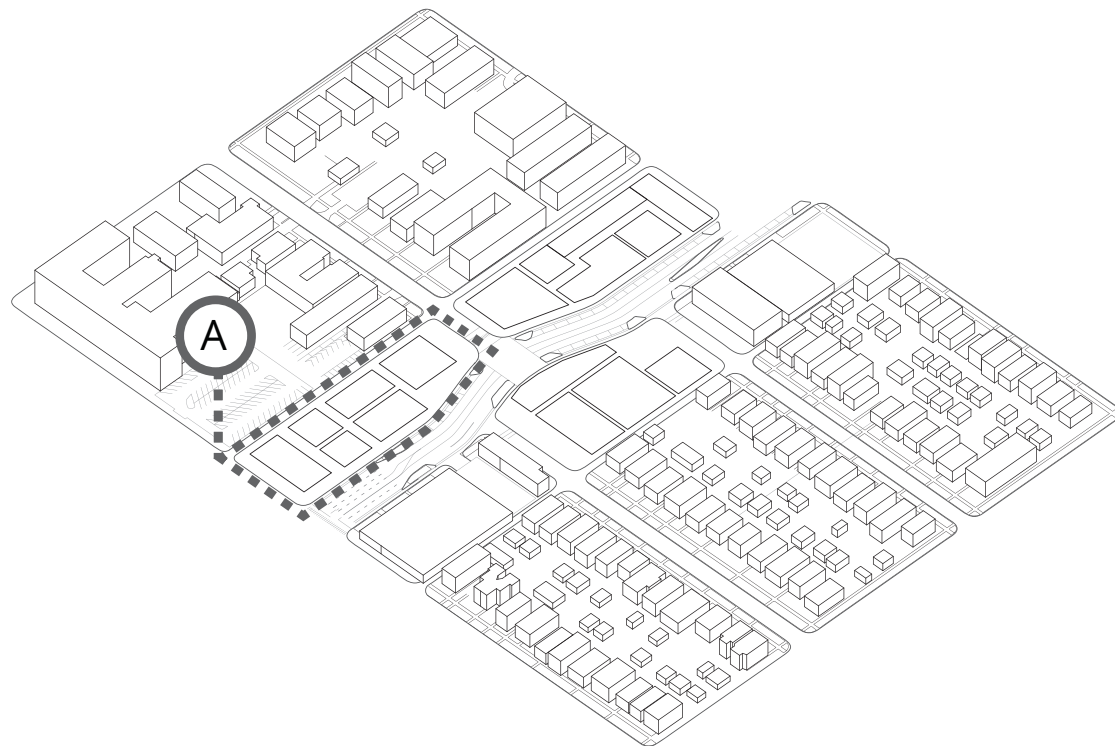


- 1 Residential Blocks with Commercial ground floor.
- 2 Kindergarten.
- 3 Residential courtyards open to the public.
- 4 Health and wellness center.
- 5 Outdoor bee garden on top of incubator.
- 6 Residential/ Business Incubator.
- 7 Local craftsmen/ artist studios.
- 8 Public green park.
- 9 Urban park.
- 10 Staircase / meeting space.
- 11 Green roof park.
- 12 Residential / Affordable office.

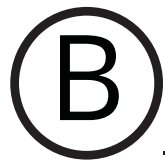


RESIDENTIAL GARDENS

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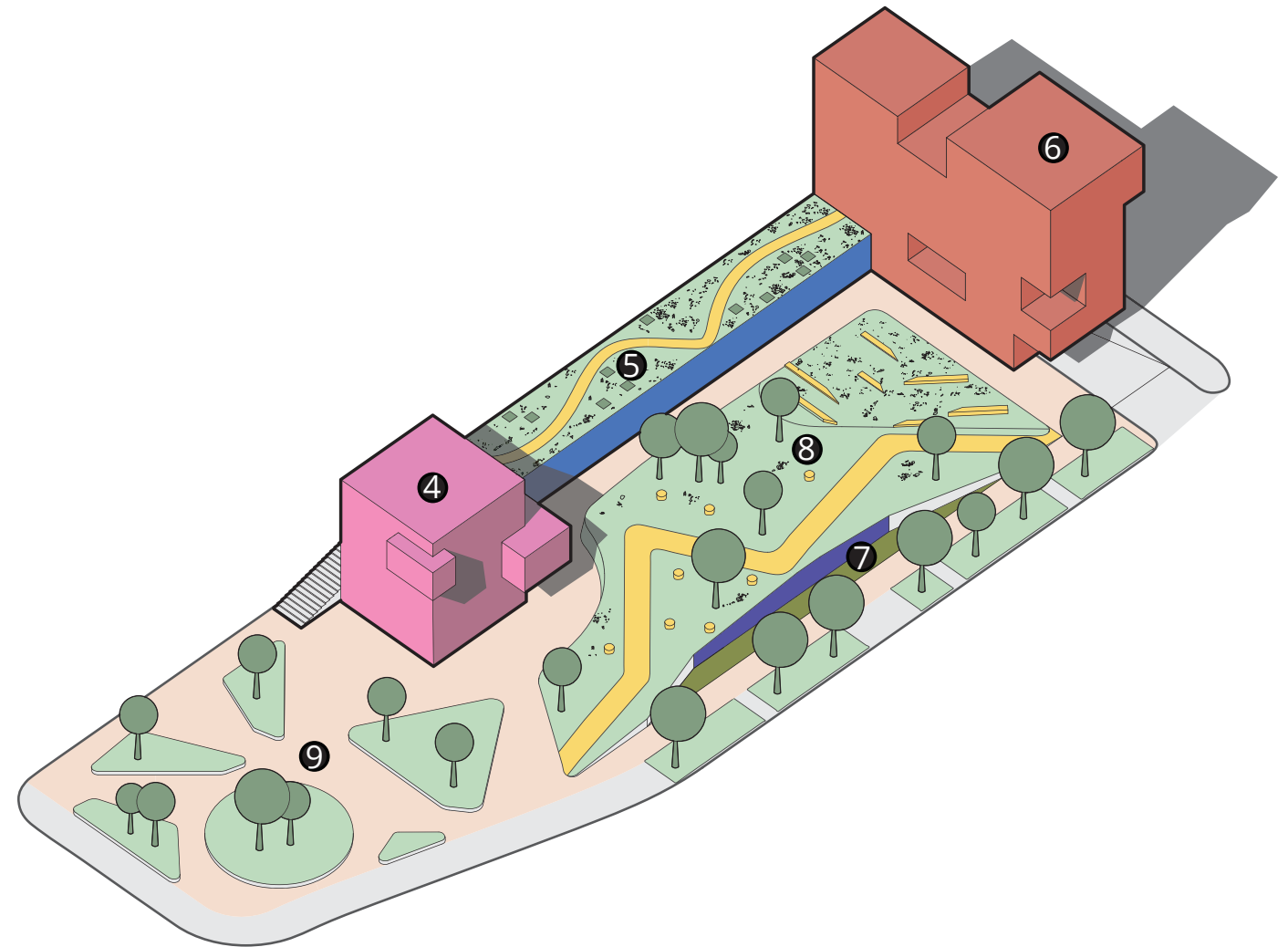
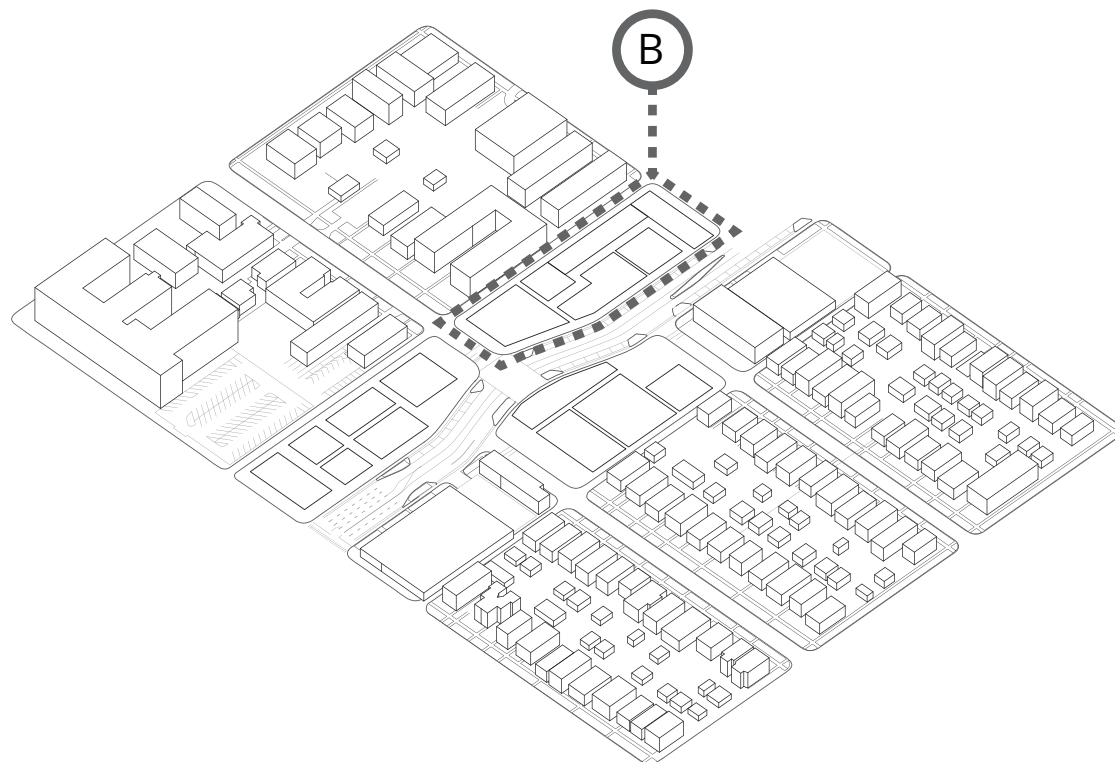


COMMUNITY CENTER

This community center would focus on three major pillars of a healthy and prosperous community-

- physical & mental wellness
- business & art incubator spaces
- multi-generational public spaces

This proposal seeks to combine these three elements into a singular building type. We believe that it is imperative to cultivate 'home grown' talent from within Oak Park- culinary, entrepreneurial, artistic- and give them a temporary house to foster those ideas. Rental spaces within the community, for the community. Interior and exterior public spaces to allow and welcome all ages to intermingle.



- ④ Health and wellness center.
- ⑤ Practical arts incubator / gardens above.
- ⑥ Business Incubator / Short term Residential / Indoor Community Spaces.
- ⑦ Local craftsmen/ artist studios.
- ⑧ Public green park.
- ⑨ Urban park / plaza.



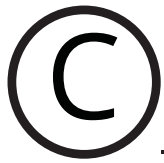
VIEW OF COMMUNITY CENTER, LOOKING NORTHEAST, MADISON & EUCLID



VIEW FROM HEALTH CENTER, LOOKING EAST & DOWN TOWARD COMMUNITY PARK & BUSINESS INCUBATOR WING

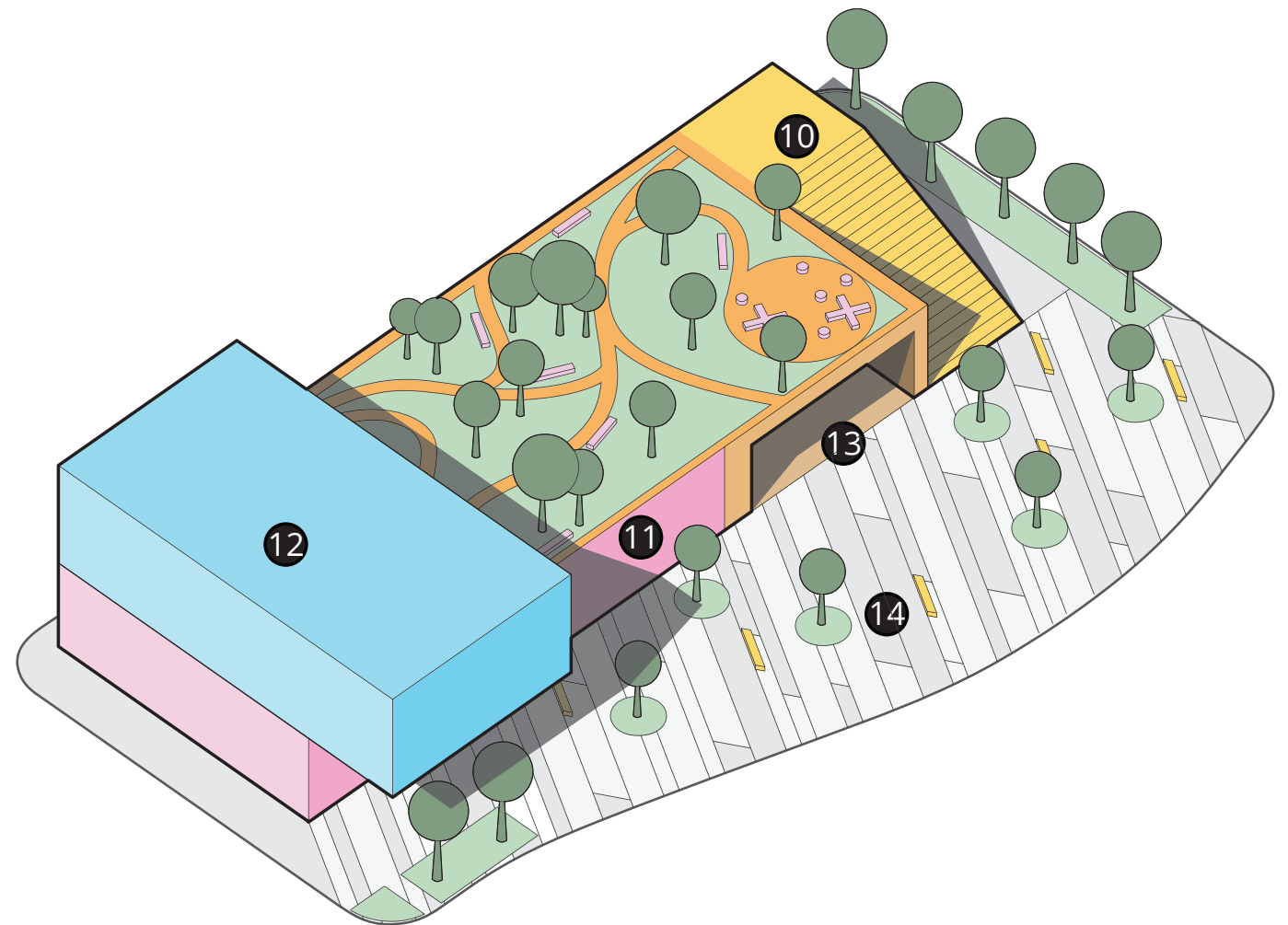
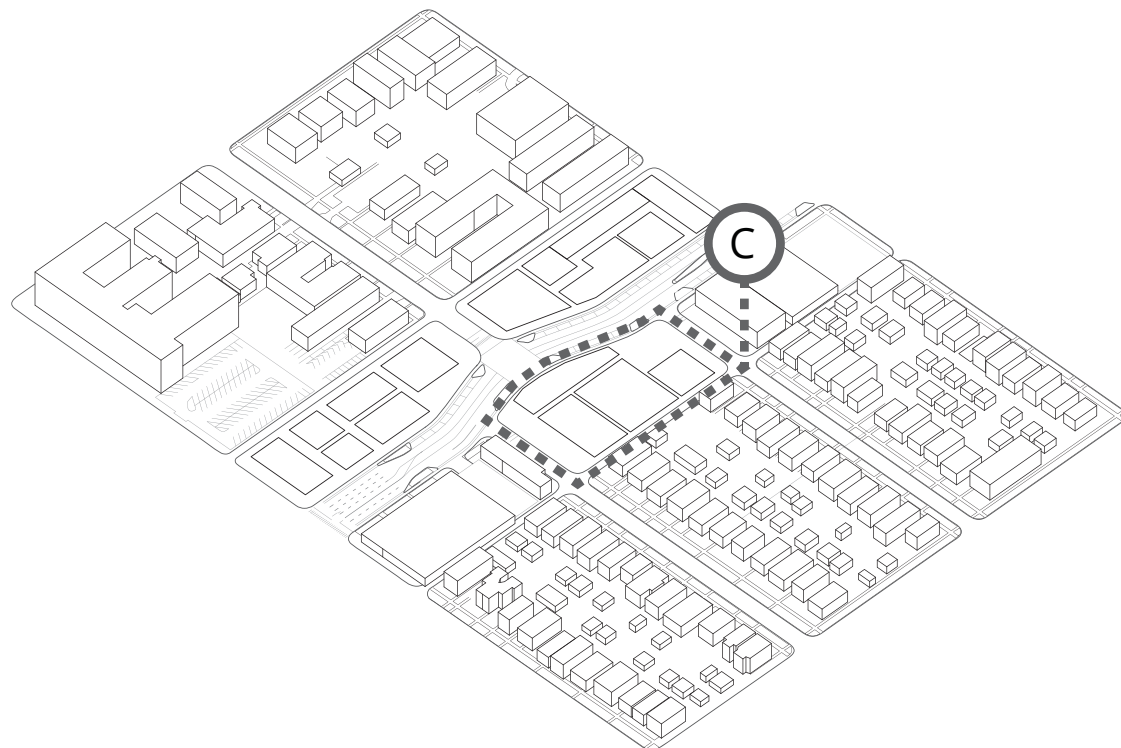


VIEW WEST FROM COMMUNITY PARK; ART STUDIOS ON RIGHT, HEALTH CENTER AHEAD



THE BUSINESS / CIVIC COMPLEX

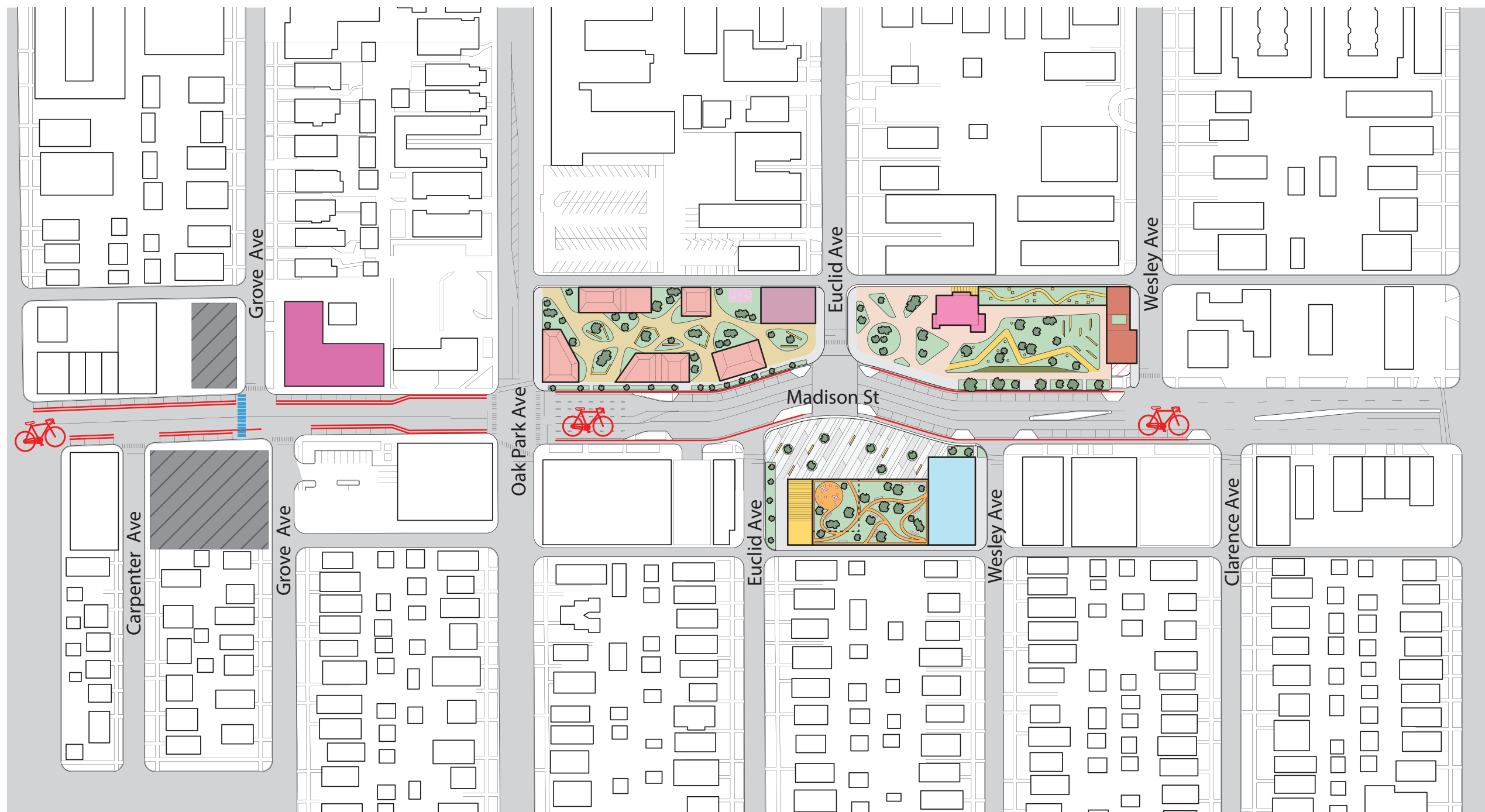
This proposed building would offer high-grade, flexible office space for the successful graduates of the community center incubators. This business program would be tied to a collection of public gathering spaces - a public marketplace & plaza, covered performance space, meeting place / public staircase, roof deck green park - with east facing residential units.



- 10 Staircase / Meeting Space.
- 11 Flexible Office Space / Green Roof Park Above
- 12 Residential.
- 13 Outdoor Public Space / Performance Space
- 14 Public Plaza / Marketplace



VIEW SOUTHEAST AT BUSINESS / CIVIC COMPLEX. PUBLIC STAIR, PERFORMANCE AREA, AND PLAZA IN VIEW



OVERALL SITE PLAN

Depicting proposed buildings & public spaces, the road bend option, & proposed bike lanes.

CONCLUSION

Oak Park is poised to create a new, viable economic and community development district on Madison Street. Great care must be taken to design a new area that is mindful and respectful of Oak Park's architectural and community history. This new development must also fortify Oak Park's position as an innovative, community-driven village focused on creating great public and private space for the next generations to come. Oak Park will not rest on its laurels, but should continue down the same path of growth and innovation that began here over 100 years ago.

With a partnership development strategy, it is feasible to achieve the larger three parcel goal. Finding like-minded local developers with stake in Oak Park's urban fabric to team up for this project would not only make this more viable for a single developer but would likely allow that business to remain local. Local is our greatest asset.

