



hammersley
ARCHITECTURE

940-970 MADISON STREET REDEVELOPMENT PROPOSAL

Hammersley Architecture is pleased to present our proposal for a mixed-use project located at 940-970 Madison Street in Oak Park. Please find in the following pages our ideas for the new development; a new building complex that includes new residential units, a public / private green plaza, a business and arts incubator, and underground parking to accommodate both sets of users.

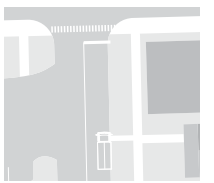


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FIRM PROFILE

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 about 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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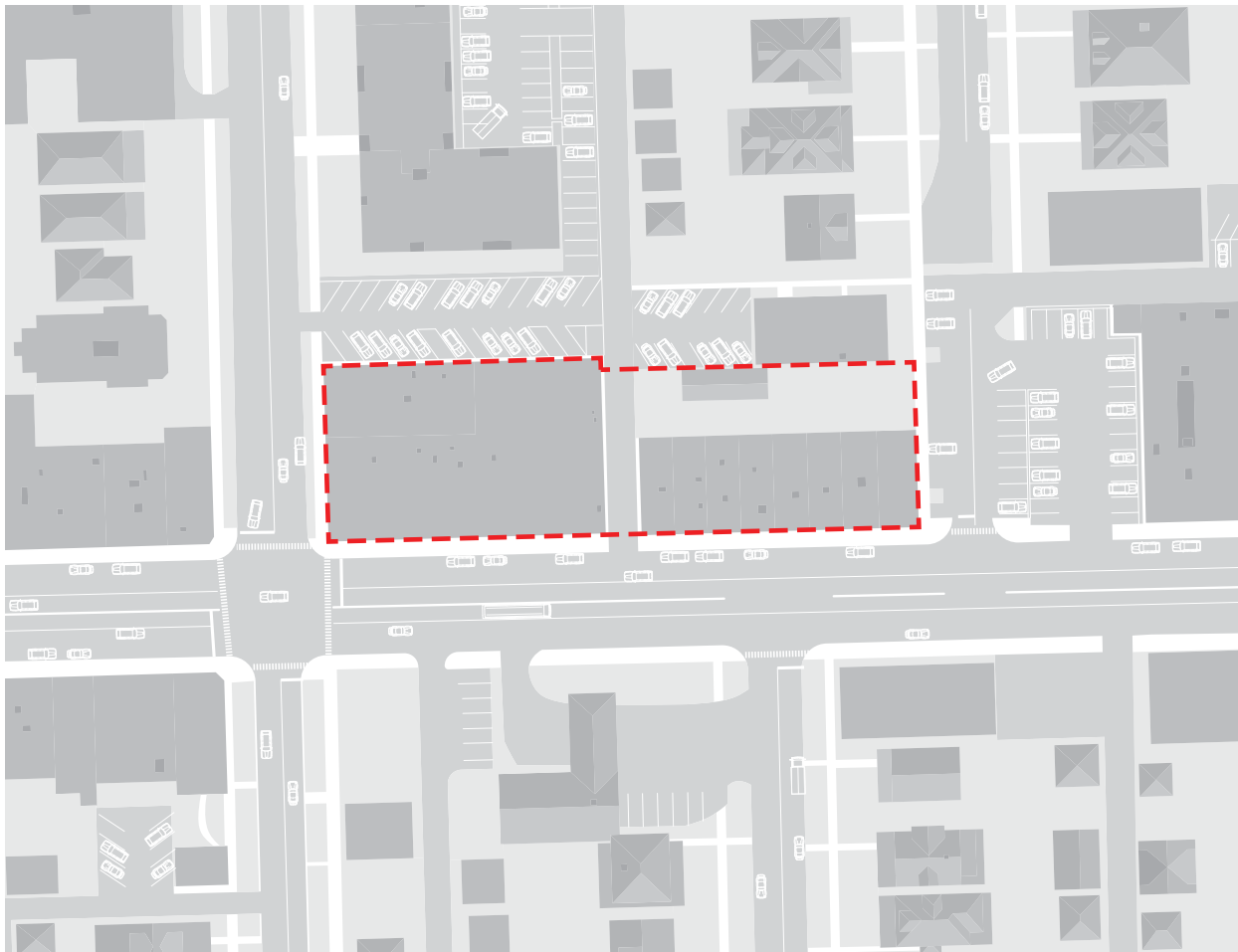
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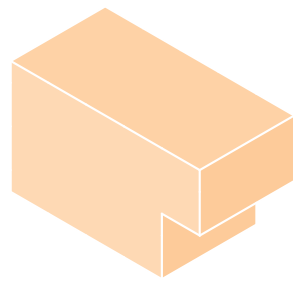
PROJECT VISION

Our vision for these two village-owned parcels of property is for a mixed-use building that offers residential living on the edge of one of Oak Park’s residential districts and a business & arts incubator that benefits from access to the Madison Street Corridor. We propose to tie these two program elements together using a large green plaza space accessible to the public, the residents, and incubator users alike.

This hybrid building type seeks to create a wholistic live / work environment where inhabitants can interact both with neighbors and business associates all within the same building development. On-site child care allows for peace of mind while at work, the public green spaces give relief from the hustle of Madison Street, and the residential units put you close to a series of local amenities, ranging from shopping to public transportation.

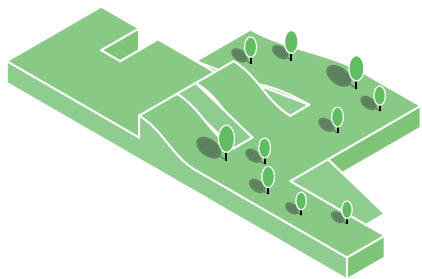


2 PARCELS AT 940-970 MADISON STREET, OAK PARK



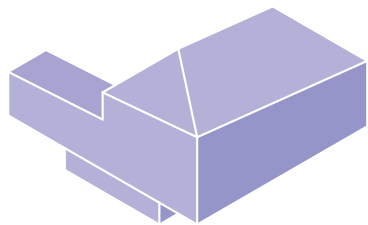
RESIDENTIAL

36 new residential units; bi-level 2 & 3 bedroom units for condominiums or rental properties in two 5 story 'short' towers.



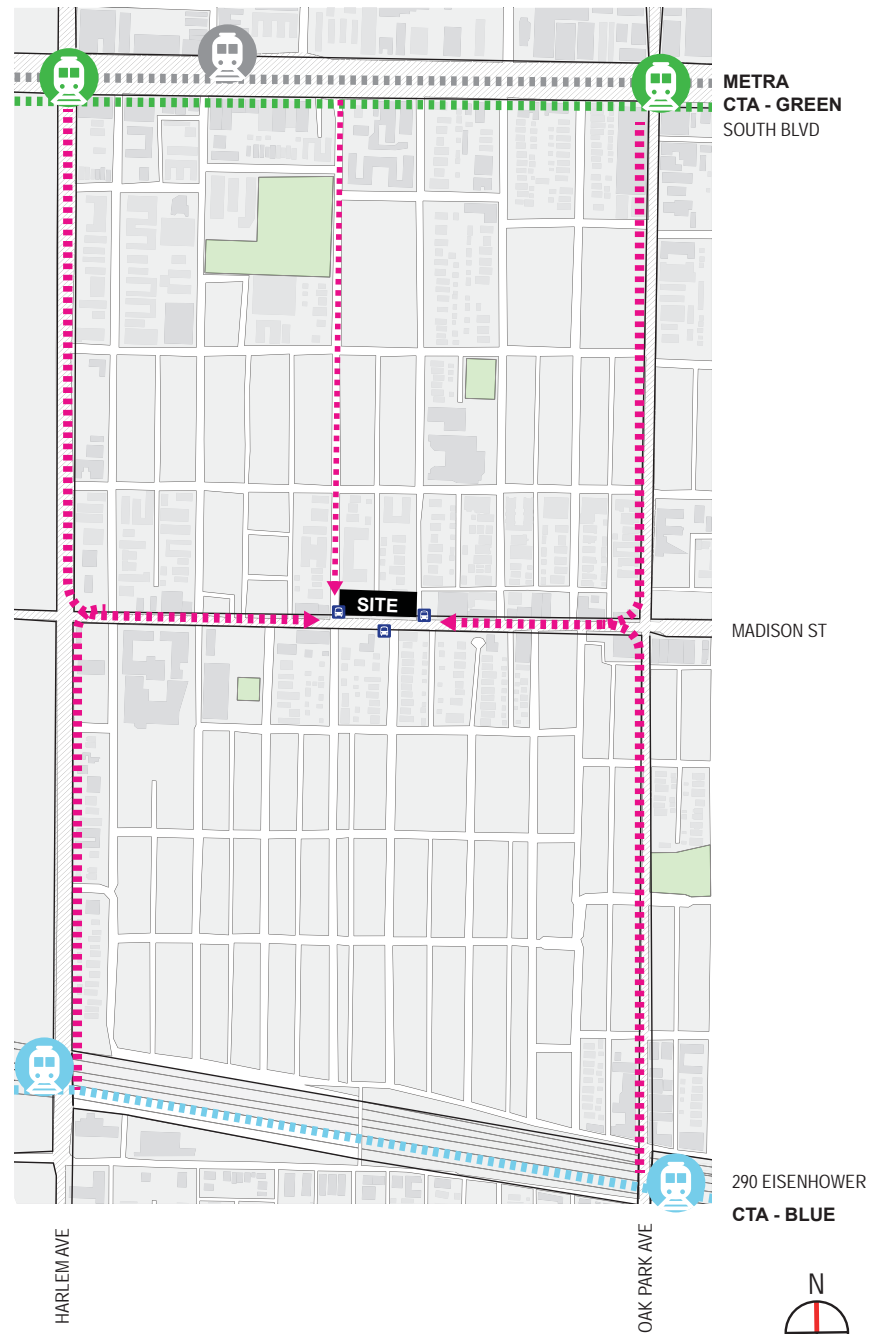
PUBLIC / PRIVATE GREEN SPACE

Public plaza for local residents, and interior green space for residents and people using the business & arts incubator



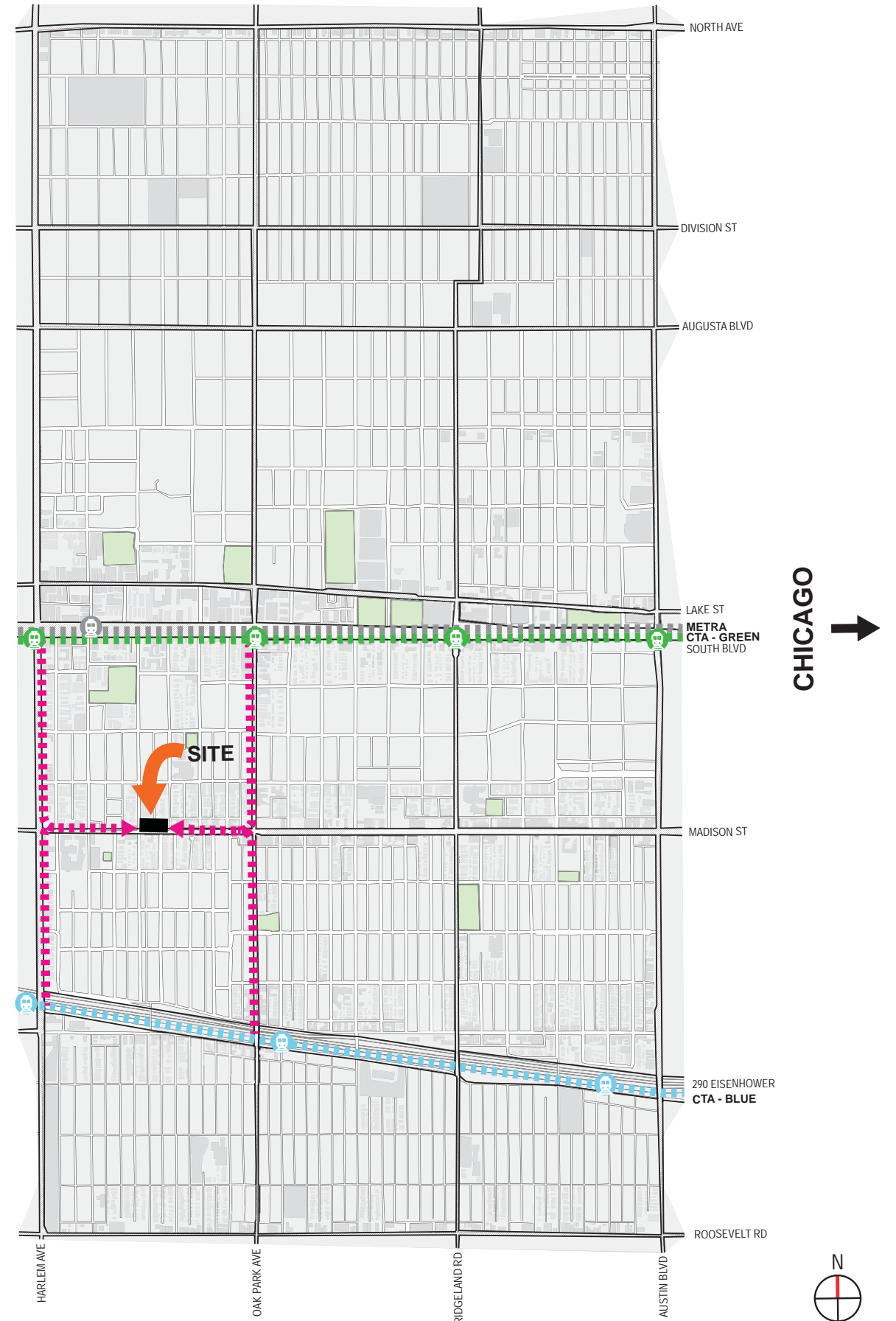
BUSINESS & ARTS INCUBATOR

Business & art studio spaces for short term & long-term rental. Incubator for cultivation of local artistic & entrepreneurial talent.



PRIME SITE LOCATION

The site for this multi-use project lies between Harlem and Oak Park Avenues on Madison Street. It's location is close to both Blue and Green Line stops at Harlem & Oak Park Avenue and a Metra stop at Harlem & South Boulevard. The project site is also approximately 10 minutes away from access to I-290 as well.





- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- MIXED USE
- PUBLIC AMENITY
- PROJECT SITE



OVERALL SITE LOCATION MAP DEPICTING SURROUNDING USE TYPES



- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- PROJECT SITE



- COMMERCIAL
- MIXED USE
- PUBLIC AMENITY
- PROJECT SITE



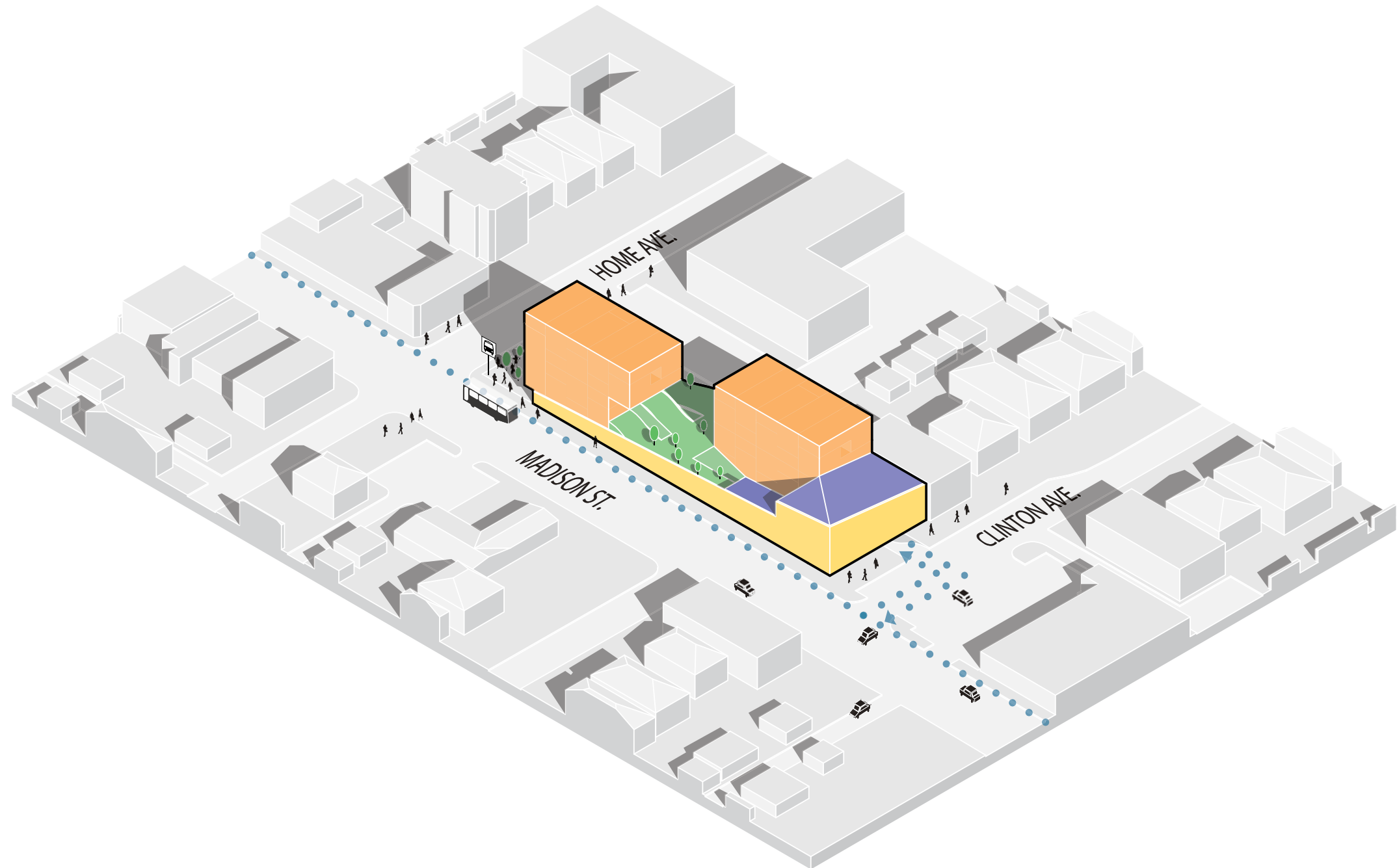
SITE & SURROUNDING USES

The project site location is a border condition, sitting on the edge of a multi & single family residential district to the north and a major vehicular artery lined with commercial, services, retail, and entertainment to the south..

Close proximity to local junior high, local hospital. Several retail establishments already exist on Madison Street, with new projects currently being developed to the east.



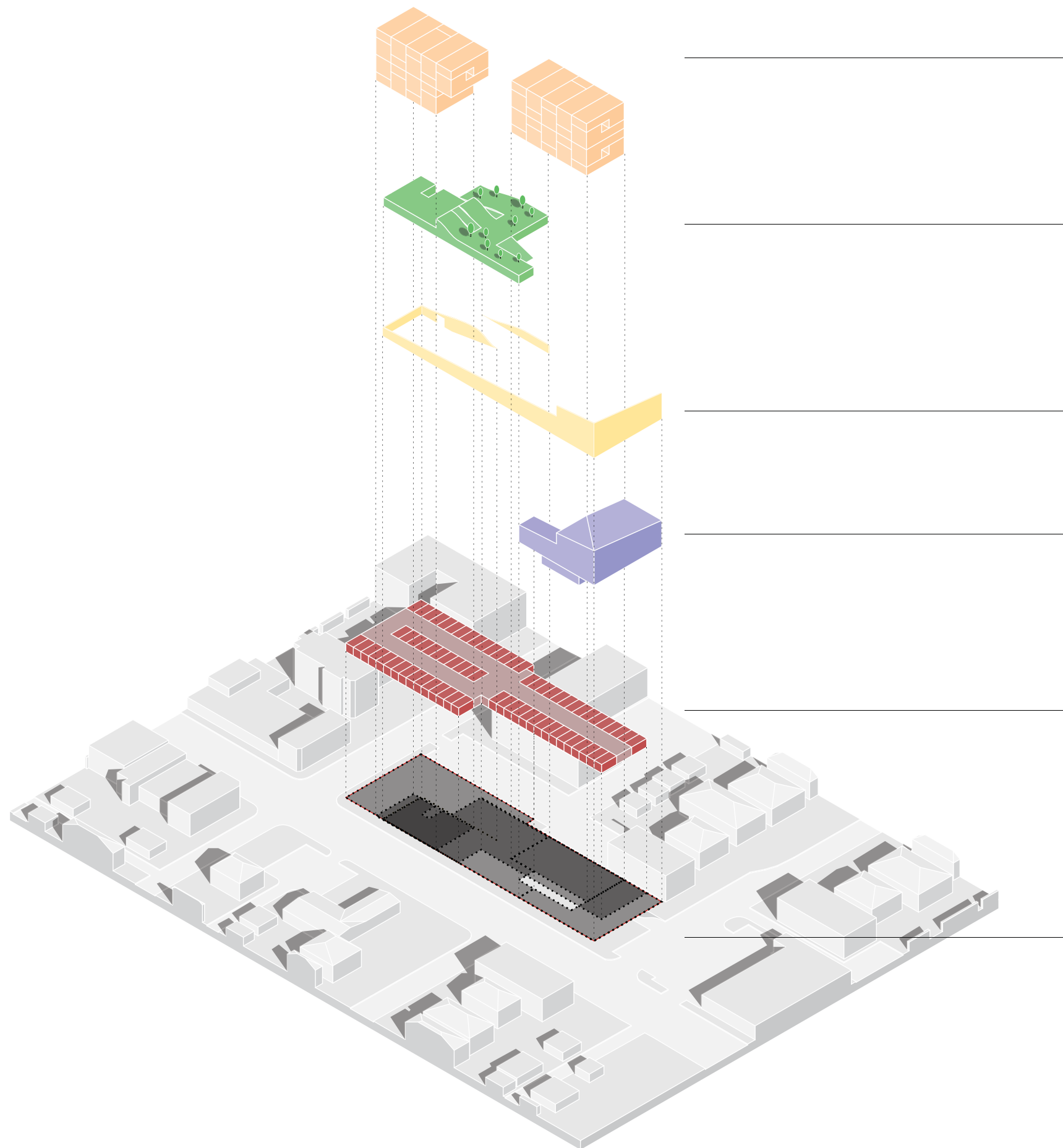
VIEW WEST DOWN MADISON STREET- ENTRY TO INCUBATOR SPACE



SITE MASSING & CIRCULATION

Site massing strategy for this project was three fold- create appropriately- scaled building masses that are sympathetic to surrounding residential & commercial buildings, provide pedestrian seating & shade for foot travellers on Madison Street, and create prominent but separate entries for both residential and the incubator .

Our site circulation strategy biases pedestrain interaction to the west and vehicular access to the east. North-south pedestrian paths on both Home and Clinton Avenues brings foot traffic to the residential plaza and the incubator respectively. Vehicular traffic in and out of the incubator and residential complex occus on the east side of the project with access on Clinton Avenue. The proposed bus stop at the corner of Home and Madison is immediately adjacent to the new public plaza that serves as entry to the residential buildings.



36 RESIDENTIAL UNITS

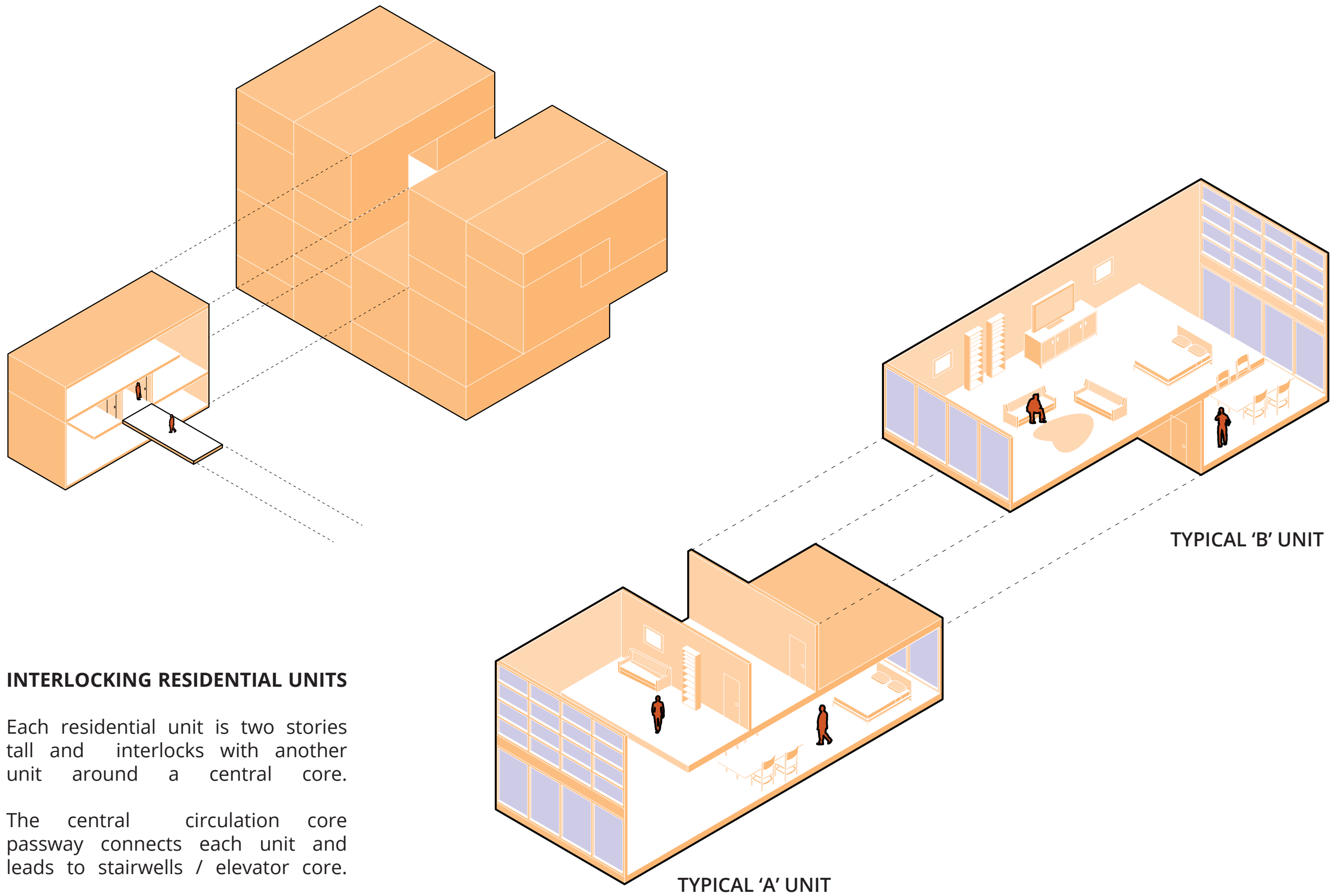
PUBLIC / PRIVATE GREEN SPACE
*ENTRY PLAZA & GATHERING SPACE,
RESIDENTIAL GREEN PLAZA, ACCESS
TO INCUBATOR*

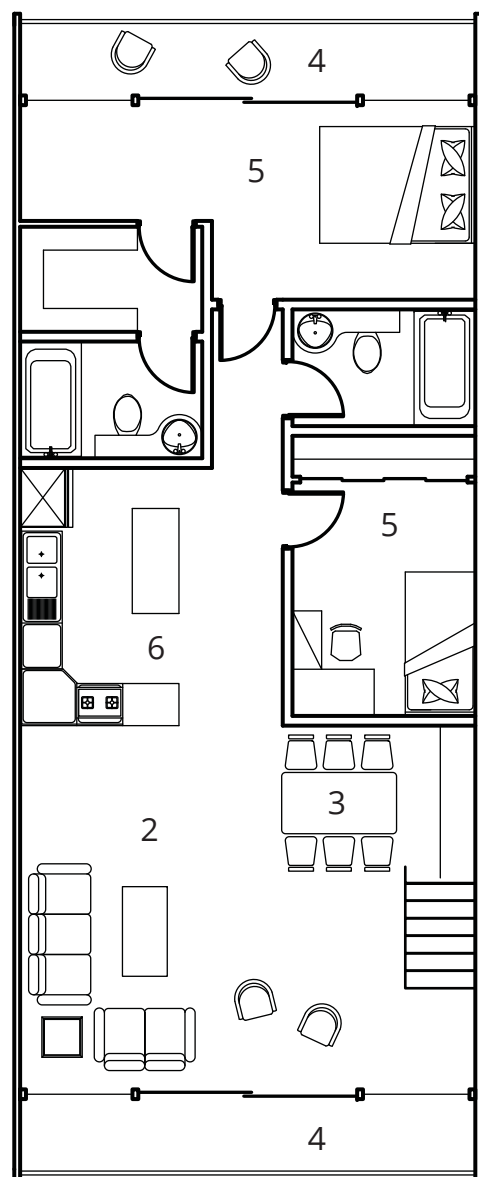
PERIMETER WALL

BUSINESS & ARTS INCUBATOR

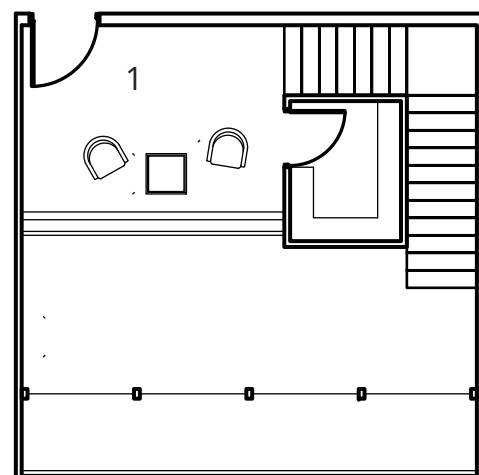
70 UNDERGROUND PARKING SPACES
*SECURE UNDERGROUND PARKING FOR
BOTH RESIDENTS & INCUBATOR USERS*

EXISTING SITE





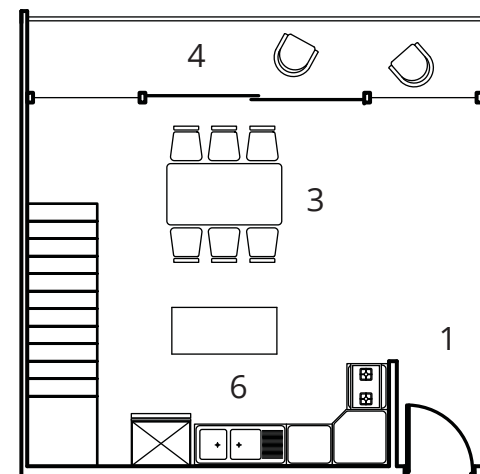
LOWER LEVEL



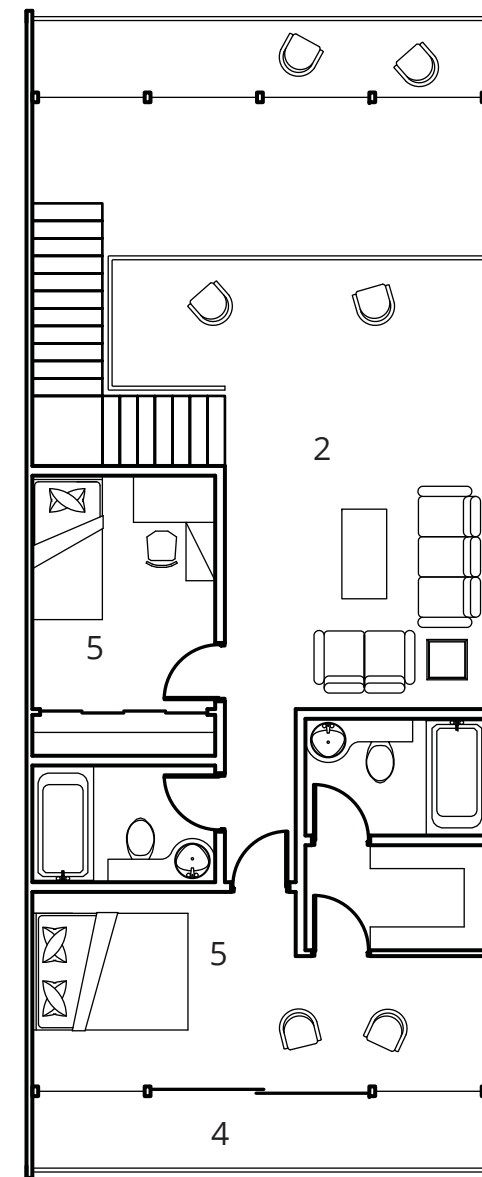
UPPER LEVEL

KEY

- 1 ENTRY
- 2 LIVING
- 3 DINING
- 4 BALCONY
- 5 BEDROOM
- 6 KITCHEN



LOWER LEVEL



UPPER LEVEL

TYPICAL 'A' UNIT

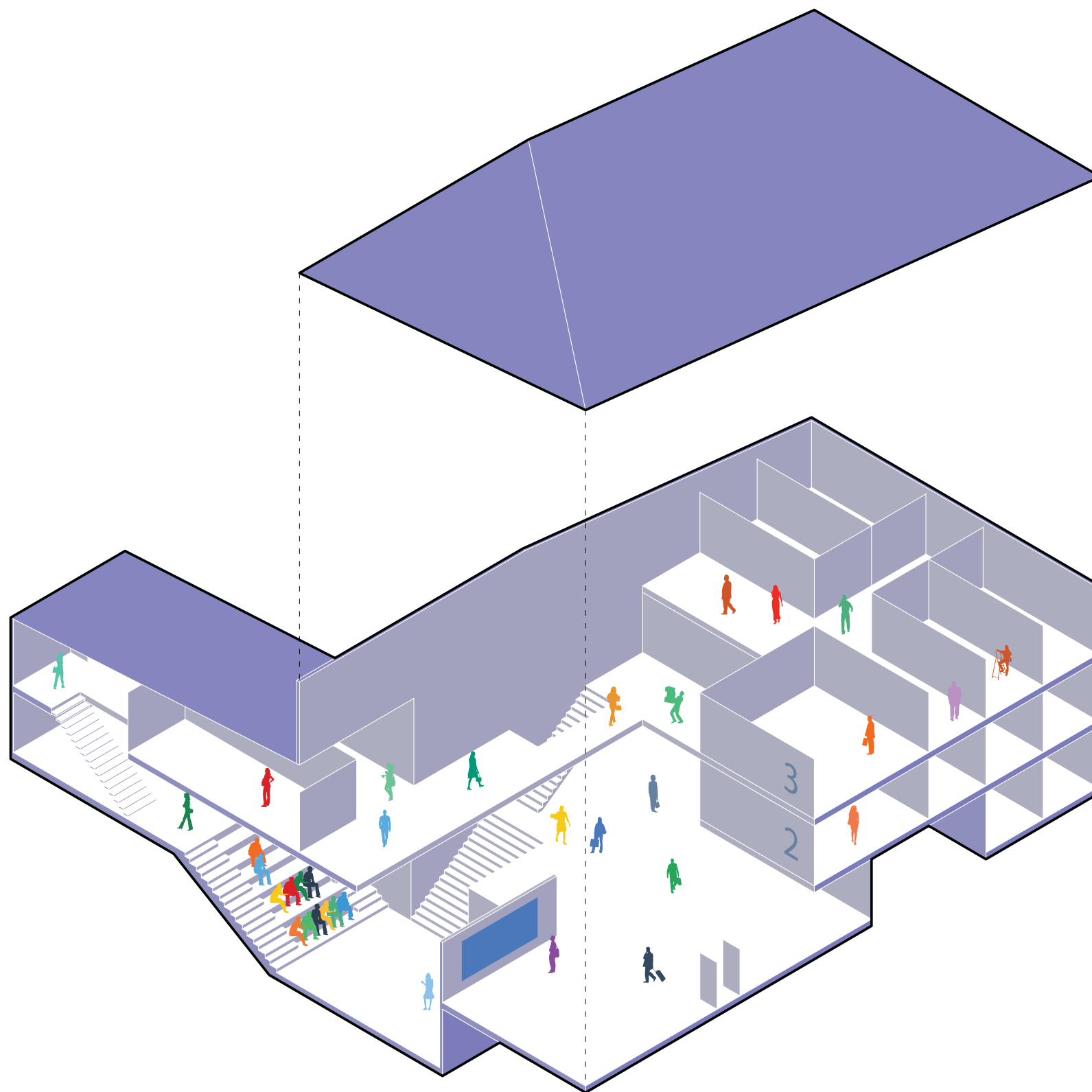
- 1,400 SF OVERALL
- DUPLEX UNIT
- 2 BALCONIES
- 2 BEDROOM
- 2 BATHROOM

TYPICAL 'B' UNIT

- 1,400 SF OVERALL
- DUPLEX UNIT
- 2 BALCONIES
- 2 BEDROOM
- 2 BATHROOM
- OPTIONAL 3rd BEDROOM



RESIDENTIAL GREEN COURTYARD SPACE- BUILDING CIRCULATION CORE ENTRY



BUSINESS / ART INCUBATOR

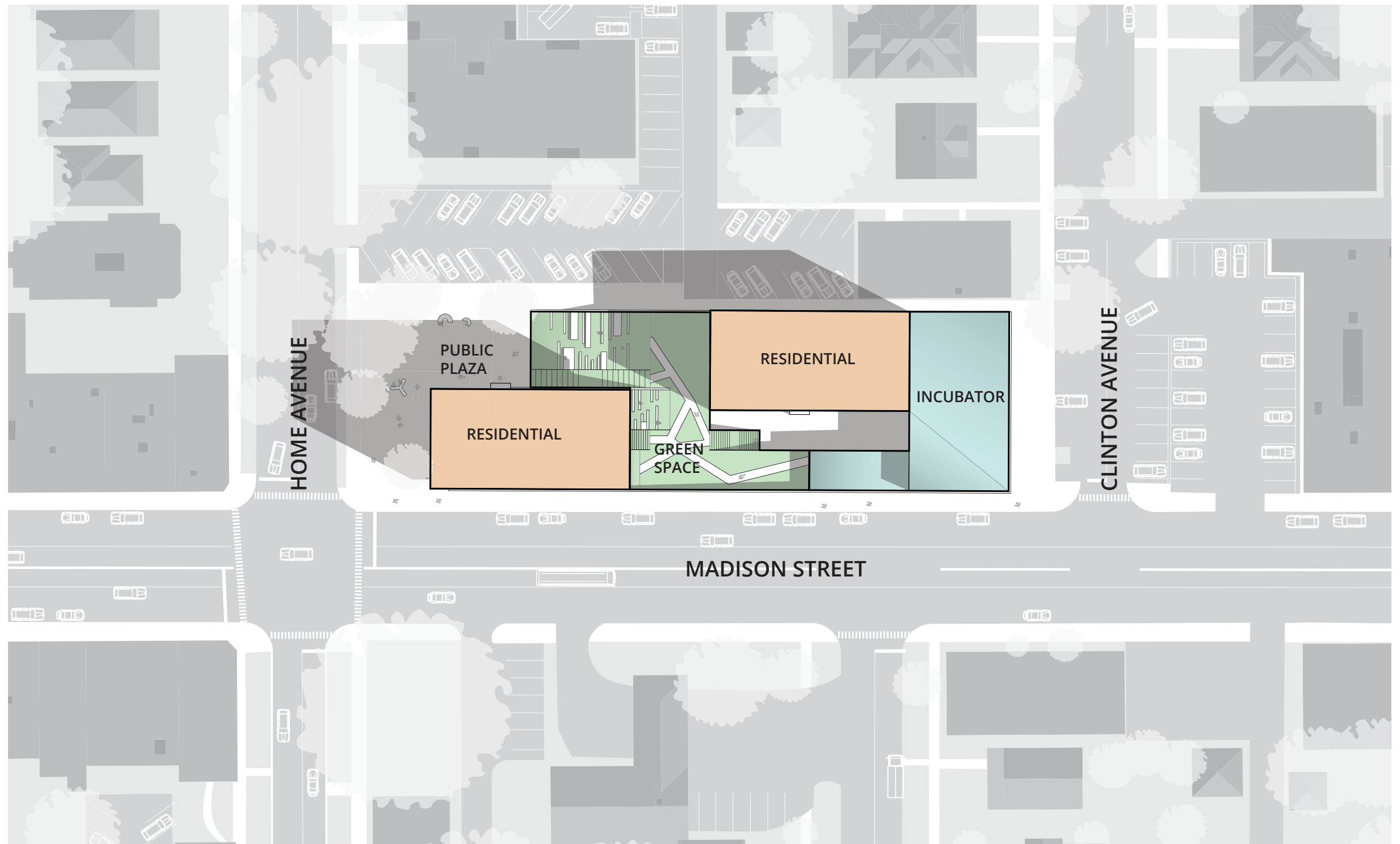
Long term and short term office and art studio spaces for rent. Multiple space formats within the business incubator to choose from- small office, large office, and open room single seat options to support a variety of individual and group user types.

Art studio spaces range from individual spaces of varying sizes and with varying amenities to large gallery spaces for exhibitions and large scale art investigations.

Open interior courtyard space for informal gathering, entry, mingling, and the occasional service demonstration. This space allows for passage through to the residential units beyond.

Subterranean theatre and lecture space is flanked on two sides by grand seating stairs used for seating, gathering, and vertical transportation.

On-site daycare services for people working in the incubator space throughout the day.



PROPOSED SITE PLAN- MADISON STREET RESIDENCES & BUSINESS / ART INCUBATOR

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 project of this scale, we believe it would be possible to locate a suitable construction outfit in the Chicagoland area. Finding like-minded local developers with stake in Oak Park's urban fabric to team up for this project would not only keep our tax dollars in the area, but also puts work in the hands of a group vested in the area. Local is our greatest asset.

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