



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 7/6/2017
Subject: 1000 Lake Street

The purpose of this memo is to review the proposed Planned Development at 1000 Lake Street, submitted by Albion Residential, for a mixed-use residential community. Wight & Company has had several meetings and discussions with Hartshorne Plunkard Architecture (HPA), the Architect for the project, during their design process. This review is based on plans and renderings provided to Wight by HPA on 06.16.2017 (dated 04.17.2017), the full planned development application (dated 04.07.2017), and a meeting at HPA's office on 06.17.2017 to review physical samples of the proposed materials.

GENERAL COMMENTS

The style of the architecture for the development is characterized as modern, which we feel is appropriate for this development. The architect has successfully 'broken down' the massing in to smaller parts, to reduce the visual bulk of the project relative to the context. The podium of the building, that contains vehicle parking, has hidden this function effectively, and the garage will be mechanically ventilated, which will prevent views of cars and headlights from the surrounding properties.

We also reviewed the palette of materials with the Architect, and feel it will be of high quality construction and detailing. There are several amenities available for the residents of the building including a pet spa, fitness center, pool, library and lounge. The amenities will make this project a desirable and high-quality residence in the village.

SPECIFIC COMMENTS

Item #1 – The balconies on the center floors of the building, as viewed from Austin Gardens, are not shown consistently between the elevations and renderings. The elevations show segmented, individual balconies, where the rendering shows a continuous balcony that turns around the building at the inside corner. In speaking with the architect, he noted that the rendering showing the continuous balconies is correct and the building elevations will need to be corrected. We strongly feel the segmented balconies as depicted on the elevations are more successful, and the continuous balconies in the renderings



should be modified. It would also be helpful to see the new Austin Gardens Environmental Education Center in the context of this rendering.

Item #2 – We are very supportive of the development of the open space on the west side of the building at ground floor that is shared with the neighboring property. This will be a great public amenity and will work very well with the proposed restaurant in the southwest corner of the project. However, we have concerns about the functionality of this space. The landscape plan depicts this as a continuously paved and landscaped area, from Lake Street to the gate that enters Austin Garden. Currently there is a loading dock and trash dumpsters for the neighboring property at this location. In speaking with the architect, he noted that these functions are being relocated either into the new building or a new location within the adjacent building. We would like to see a plan and agreement that illustrates and confirms this arrangement. Also, the location of the gate on the site plan does not appear to align with the actual conditions. The water cistern of the new building in the park is on axis with the proposed public space, and the entrance to the park is further to the west. The architect should revise the site plan to reflect the actual conditions.

CONCLUSION

We support this project, as we believe the design will be an interesting addition to the Lake Street corridor. The shifting massing of the tower will create a unique architectural feature, visible from around the Village and the Green Line trains. The pedestrian experience will be greatly enhanced, particularly with the development of the space between this project and the adjacent property to the west. The opportunities for outdoor dining at a high-quality restaurant will activate this space, and create a new link to the park.

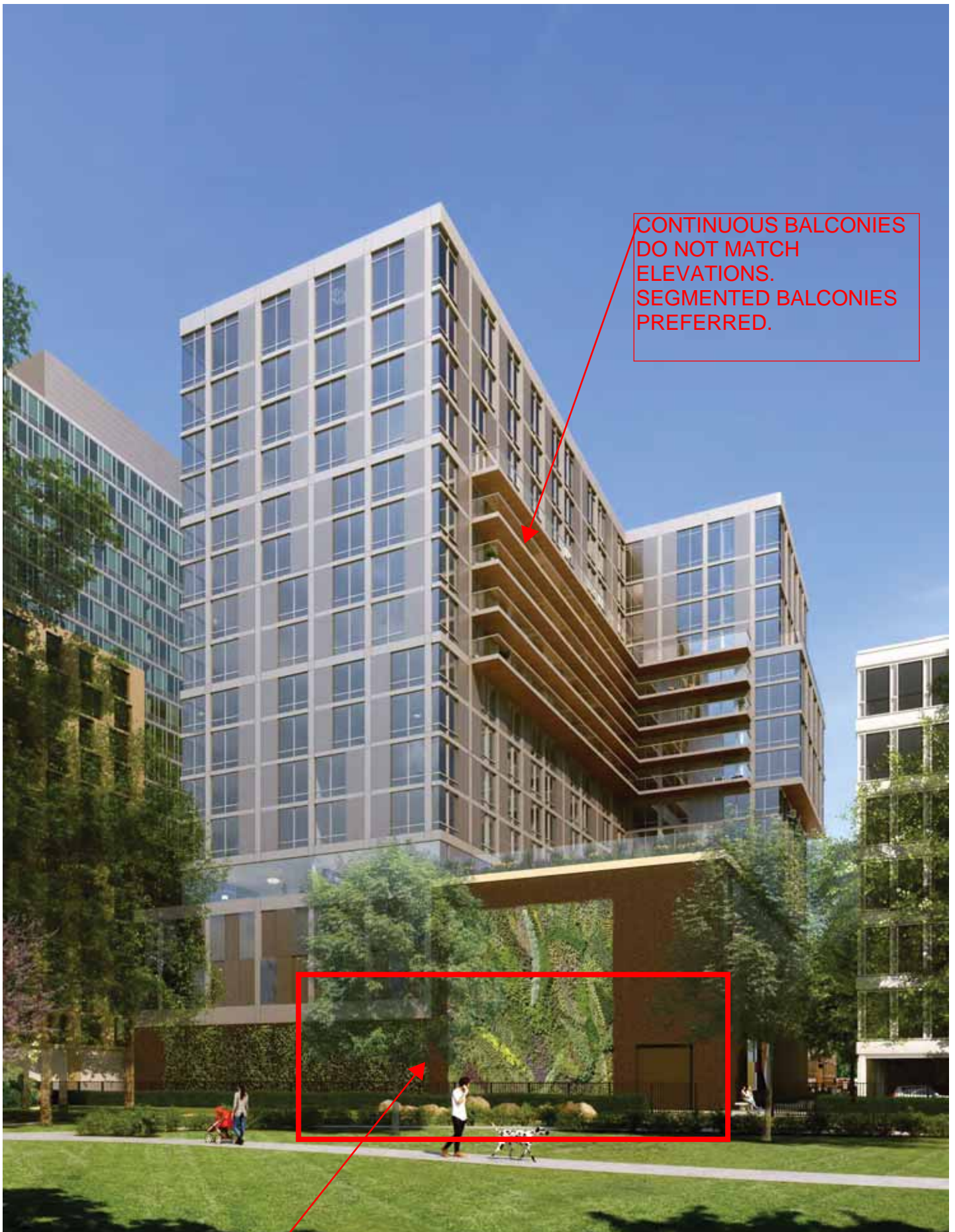
Wight & Company
211 N. Clinton Street
Suite 3N
Chicago, IL 60601

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

Floyd D. Anderson, AIA
Principal

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

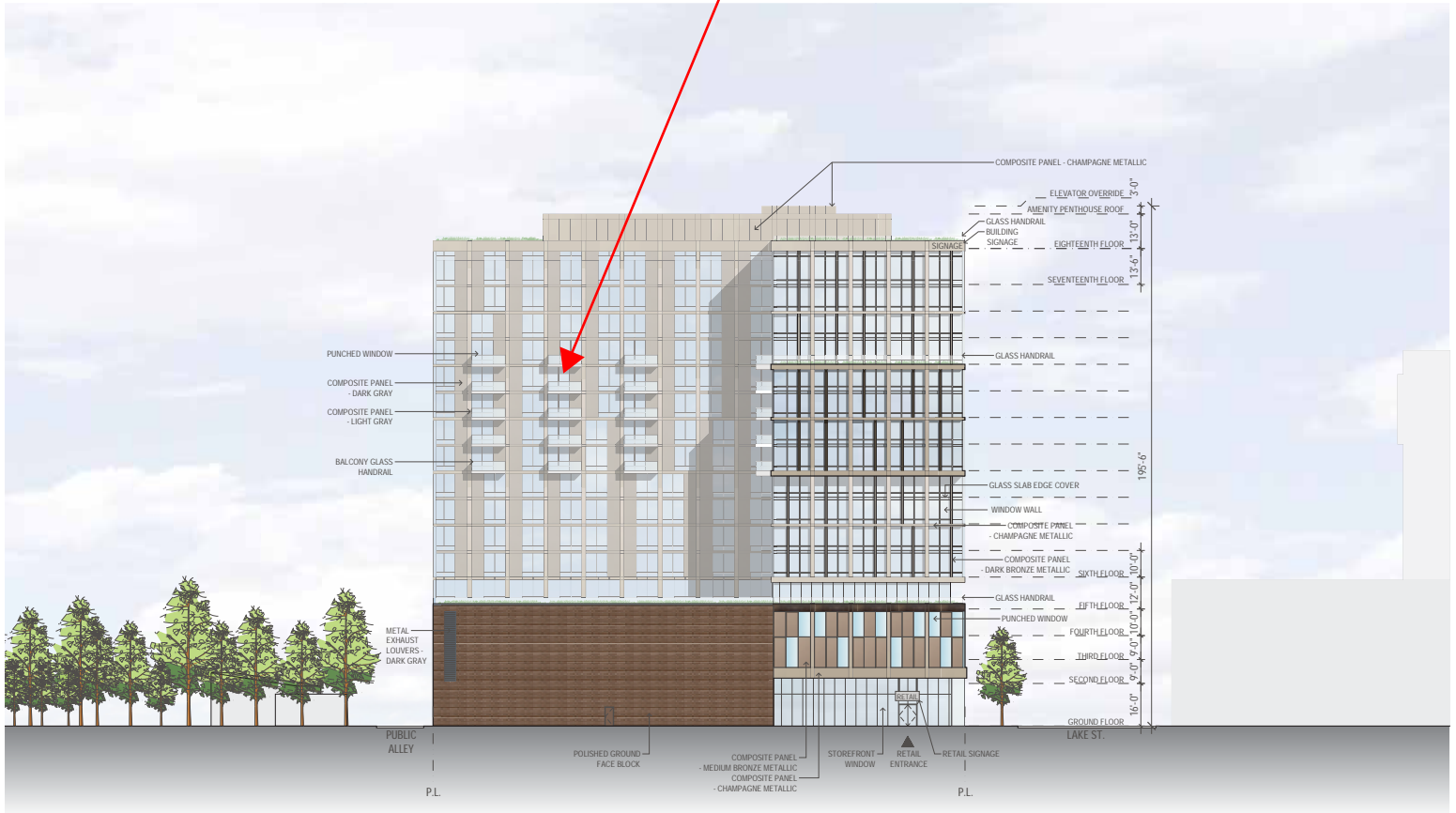
Richard Van Zeyl, AIA LEED AP
Senior Design Architect



CONTINUOUS BALCONIES
DO NOT MATCH
ELEVATIONS.
SEGMENTED BALCONIES
PREFERRED.

SHOW EDUCATION
CENTER IN CONTEXT

SEGMENTED BALCONIES
DO NOT MATCH
RENDERING.



West Elevation - Connection Walk Way

PARKWAY PLANTING

LENGTH (LINEAR FEET)

150'-0"
4
0
3 TREES ARE PROVIDED. ADDITIONAL
TREES BEYOND THIS NUMBER CANNOT BE
PROVIDED DUE TO CLEAR SIGHT AREA
OFFSET AND WATER FEATURE.

LENGTH (LINEAR FEET)

200'-0"

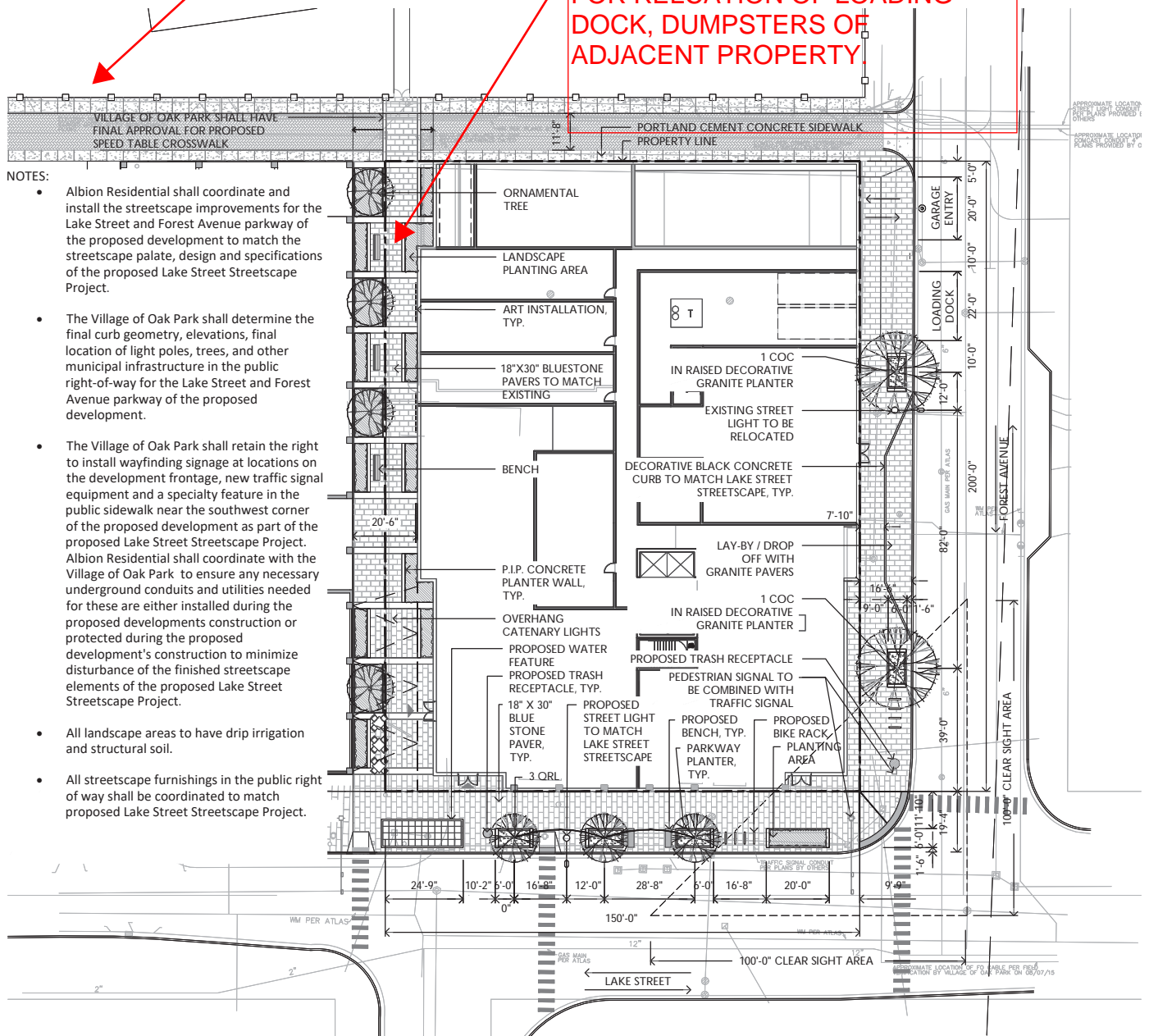
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2 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO CLEAR SIGHT AREA OFFSET, DROP-OFF, LOADING/DOC. AND GATE ENTRANCE OFFSET.

PROVIDE PLAN AND AGREEMENT FOR RELOCATION OF LOADING DOCK, DUMPSTERS OF ADJACENT PROPERTY.

- Albion Residential shall coordinate and install the streetscape improvements for the Lake Street and Forest Avenue parkway of the proposed development to match the streetscape palette, design and specifications of the proposed Lake Street Streetscape Project.
- The Village of Oak Park shall determine the final curb geometry, elevations, final location of light poles, trees, and other municipal infrastructure in the public right-of-way for the Lake Street and Forest Avenue parkway of the proposed development.
- The Village of Oak Park shall retain the right to install wayfinding signage at locations on the development frontage, new traffic signal equipment and a specialty feature in the public sidewalk near the southwest corner of the proposed development as part of the proposed Lake Street Streetscape Project. Albion Residential shall coordinate with the Village of Oak Park to ensure any necessary underground conduits and utilities needed for these are either installed during the proposed developments construction or protected during the proposed development's construction to minimize disturbance of the finished streetscape elements of the proposed Lake Street Streetscape Project.
- All landscape areas to have drip irrigation and structural soil.
- All streetscape furnishings in the public right of way shall be coordinated to match proposed Lake Street Streetscape Project.



GROUND LEVEL LANDSCAPE PLAN