



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson & Rich Van Zeyl
Date: 9/5/2018 – Revised
Subject: 801 S. Oak Park Avenue – The Community Builders

The purpose of this memo is to review the revised design for the proposed project at 801 S. Oak Park Avenue. Wight & Co. previously reviewed this project and issued a memo on July 3, 2018 based on the pre-application drawings and meetings with the architect and developer. Revisions to the design were made and included in the Planned Development Application (No: PC-18-07), which serve as the basis for this updated memo.

The proposed project is a four-story mixed-use building with 37 apartment units, one ground floor commercial space, and two ground floor live/work units. There are 23 parking spaces and one loading space on the ground floor in an open garage, portions of which are covered by the building above. The building and parking area occupy nearly the full extent of the site, and holds the edge along both Oak Park Avenue and Van Buren Street.

The design of the building can be described as modern or contemporary, with large “punched” windows set into a brick façade. The massing steps down at the northeast corner to create an outdoor terrace at the fourth floor, which will be used as a common amenity for residents of the building. We offer the following design comments on the drawings we received for review:

1. The details as depicted in the provided renderings are unresolved and too schematic to provide an understanding of how the building will actually be constructed. Specifically, the perspective at the streetscape is very conceptual and the details again are too abstract, particularly at the building entrances. More information is needed to explain the details of the various materials, plane changes, etc. either through a more realistic approach to the renderings, or additional detailed drawings.
2. What are the proposed mechanical systems for the building? Will there be rooftop equipment that is visible from the street? Will there be louvers or grilles on the elevations? There is no mention of any of this in any of the drawings.
3. Regarding the elevations, we have a number of comments;
 - a) On the S. Oak Park façade there is an open exit corridor from an internal stair that should probably have a gate or door added. Its present design may be a security hazard as well as a collector of trash.
 - b) The recessed niches for the Live/Work units at the Ground Floor have what appears to be some grillage(?) and possible a planter(?). These design elements are probably fine but are

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- not depicted well in the drawings and perspectives. We'd like to understand the design intent better.
- c) We assume the corner Commercial Suite will need some structural columns to support the upper floors. These are not shown in the plans or the perspectives. We'd like to understand the design intent better.
 - d) There is a discrepancy between the elevations and the perspectives regarding the size of the Ground Floor windows. The perspectives show brick above the windows, below a horizontal brick band course. The elevations indicate the window head just under the brick band.
 - e) All materials are not indicated such as the brick band referenced above or the base band at the Ground Floor.
 - f) There are some miscellaneous vertical and horizontal lines shown on the elevations but not called out. Are these expansion joints or flashing or what?

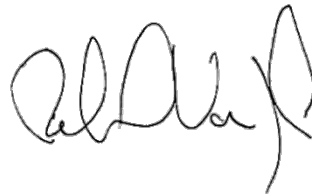
In summary, while we generally agree with the conceptual design of the project (bulk, massing and aesthetics), we can only provide a conditional endorsement at this time, subject to a further review of building details. The renderings and drawings submitted, while more detailed than the previous submittal, still do not completely explain the design intent. Additionally there are still some discrepancies between the plans &/or and perspectives. We have also not yet reviewed samples of proposed materials.

Attached are a few clips of comments on the drawings and an abbreviated set of the submittal for reference.

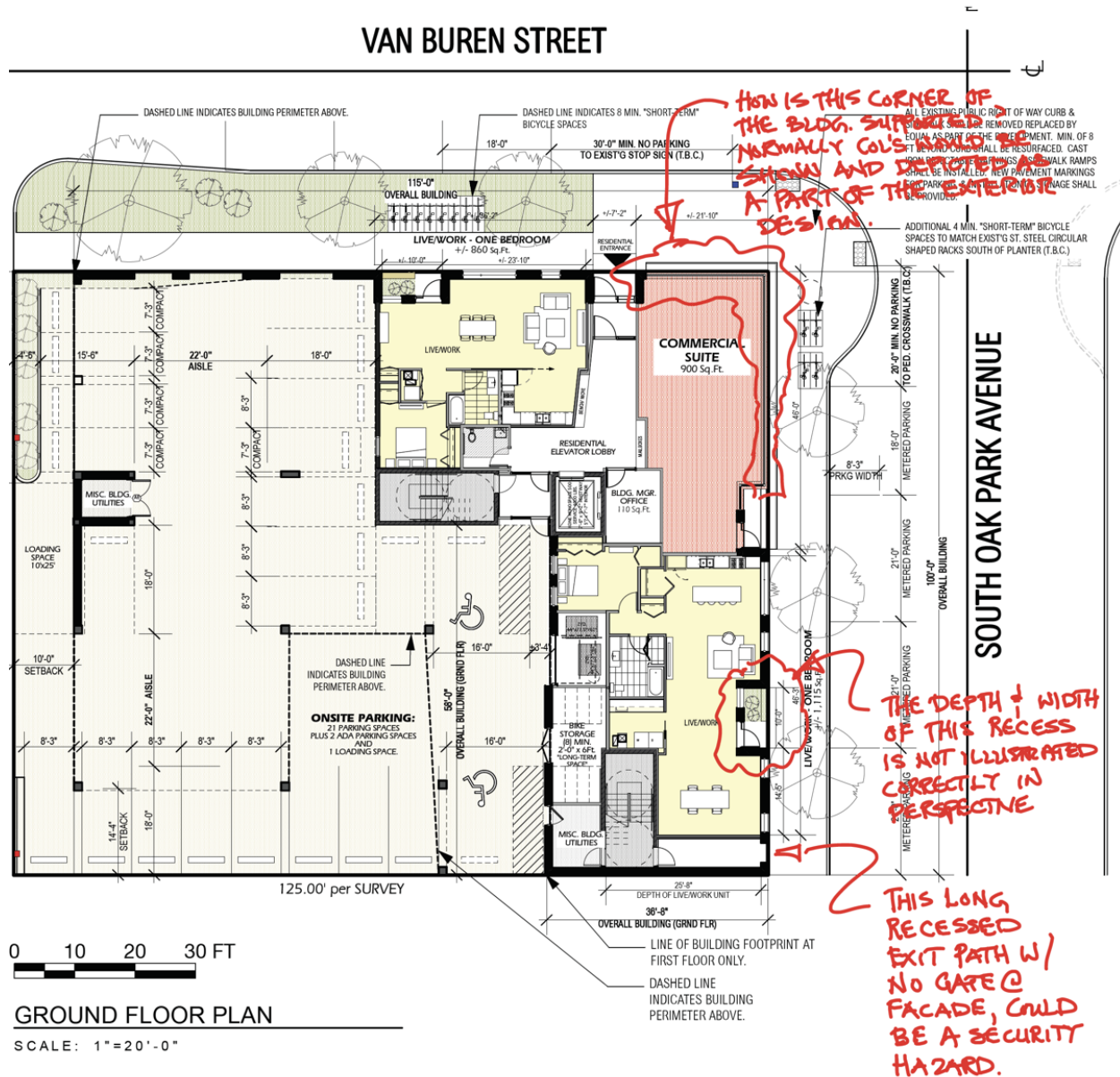
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Floyd D. Anderson, AIA
Principal



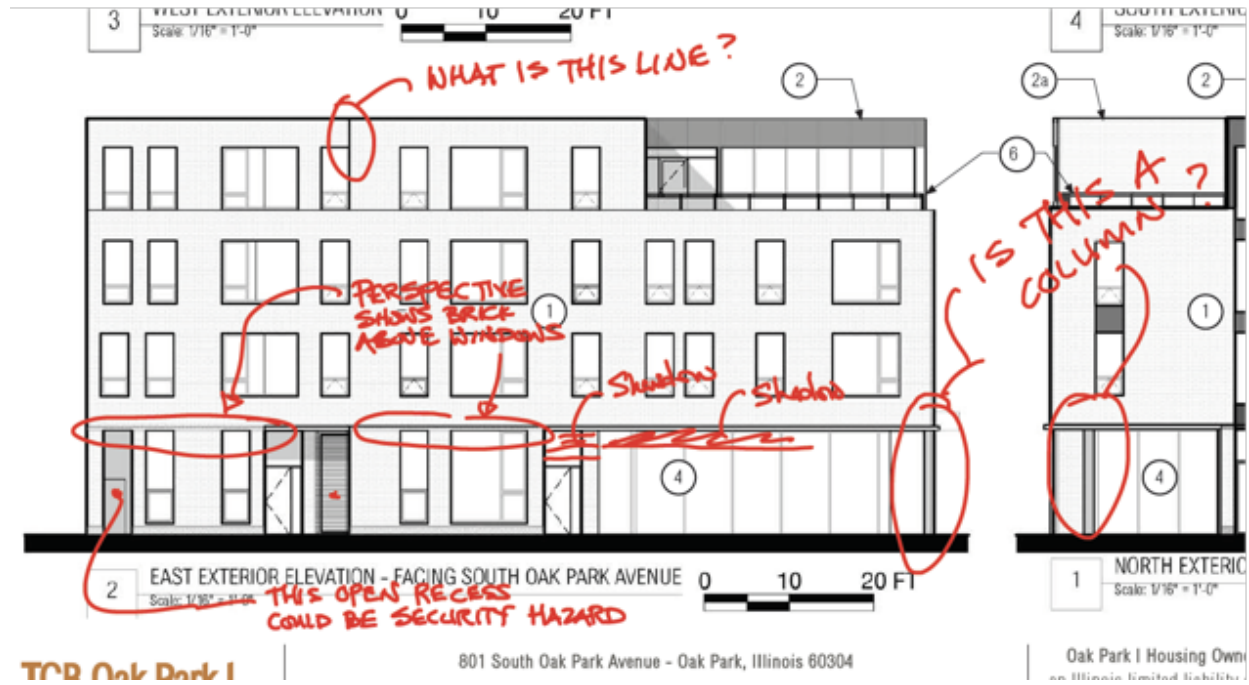
Richard Van Zeyl, AIA, LEED AP
Senior Design Architect



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A1.1 - Proposed Ground Floor Plan

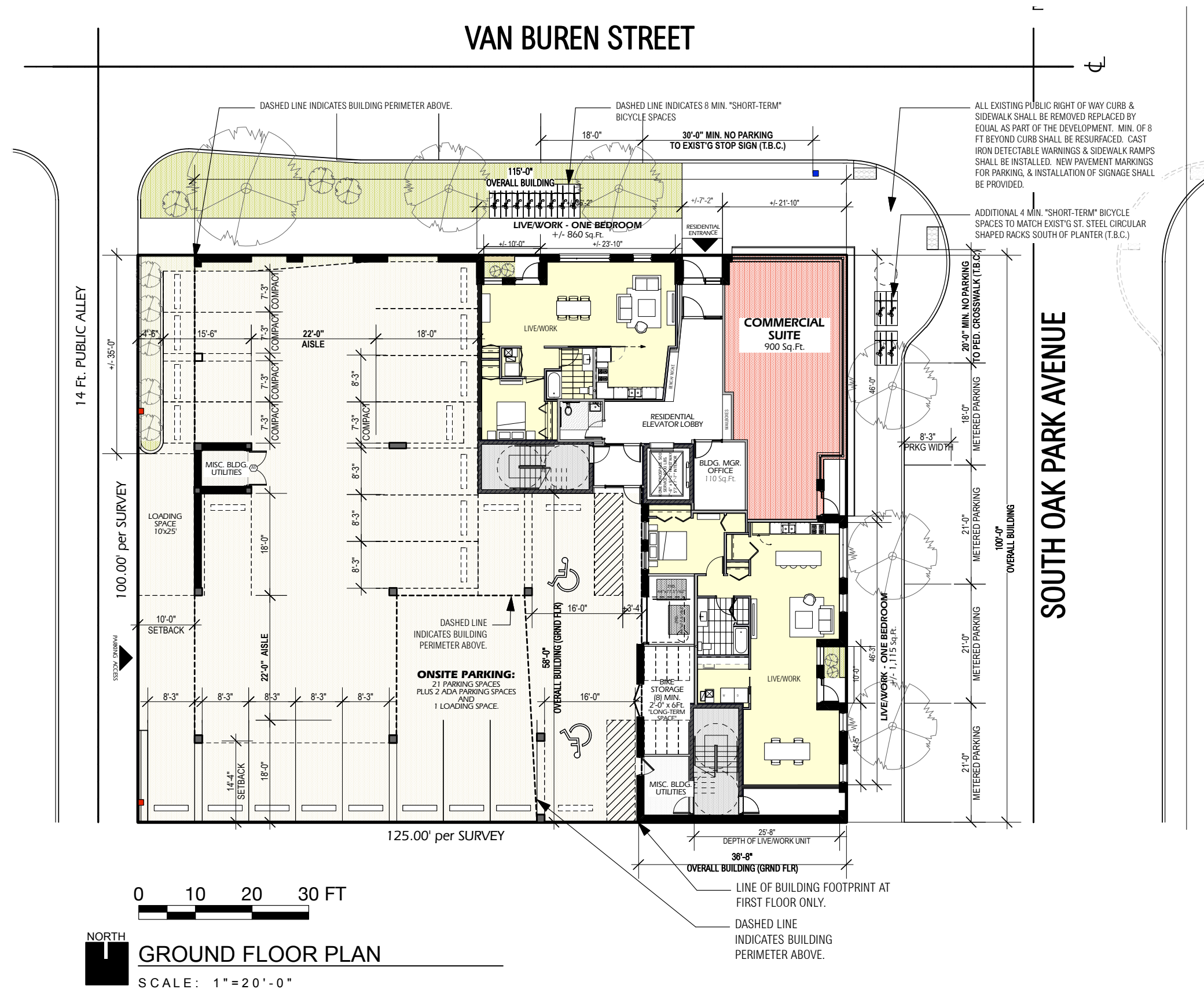
GROUND FLOOR - +/- 4,760 GSF

- 2 LIVE / WORK STUDIOS, RESIDENTIAL ENTRY & LOBBY PLUS UTILITIES / STORAGE, & 1 CORNER COMMERCIAL SUITE

- RESIDENT SERVICE SPACES
 - MISC. BLDG UTILITY ROOMS = +/- 280 SF

COVERED PARK'G - +/- 5,145 SF

PARKING AREA - +/- 7,645 SF



SHEET NUMBER

A1.1

TCB Oak Park I

August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

Oak Park I Housing Owner LLC
an Illinois limited liability company
135 S. LaSalle Street, Suite 3350, Chicago, IL 60603
312.577.5555

DESIGNBRIDGE
ARCHITECTURE INTERIORS GRAPHICS
1415 West Grand Avenue, Chicago, IL 60642
312.421.5885

Prepared By: **DESIGNBRIDGE**
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A1.2 - Proposed 2nd Thru 3rd Floor Plan

TYPICAL FLOOR - 12 UNITS +/- 9,990 GSF

- 12 UNITS AT 2ND AND 3RD FLOOR AND 11 UNITS ON 4TH FLOOR = 35 DWELLING UNITS
- RESIDENT SERVICE SPACES
 - MISC. BLDG UTILITY ROOMS = +/- 70 SF (PER FLOOR 2 THRU 4)



2ND AND THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

SHEET NUMBER
A1.2

A1.3 - Proposed 4th Floor Plan

FOURTH FLOOR - 11 UNITS
- PLUS OUTDOOR TERRACE

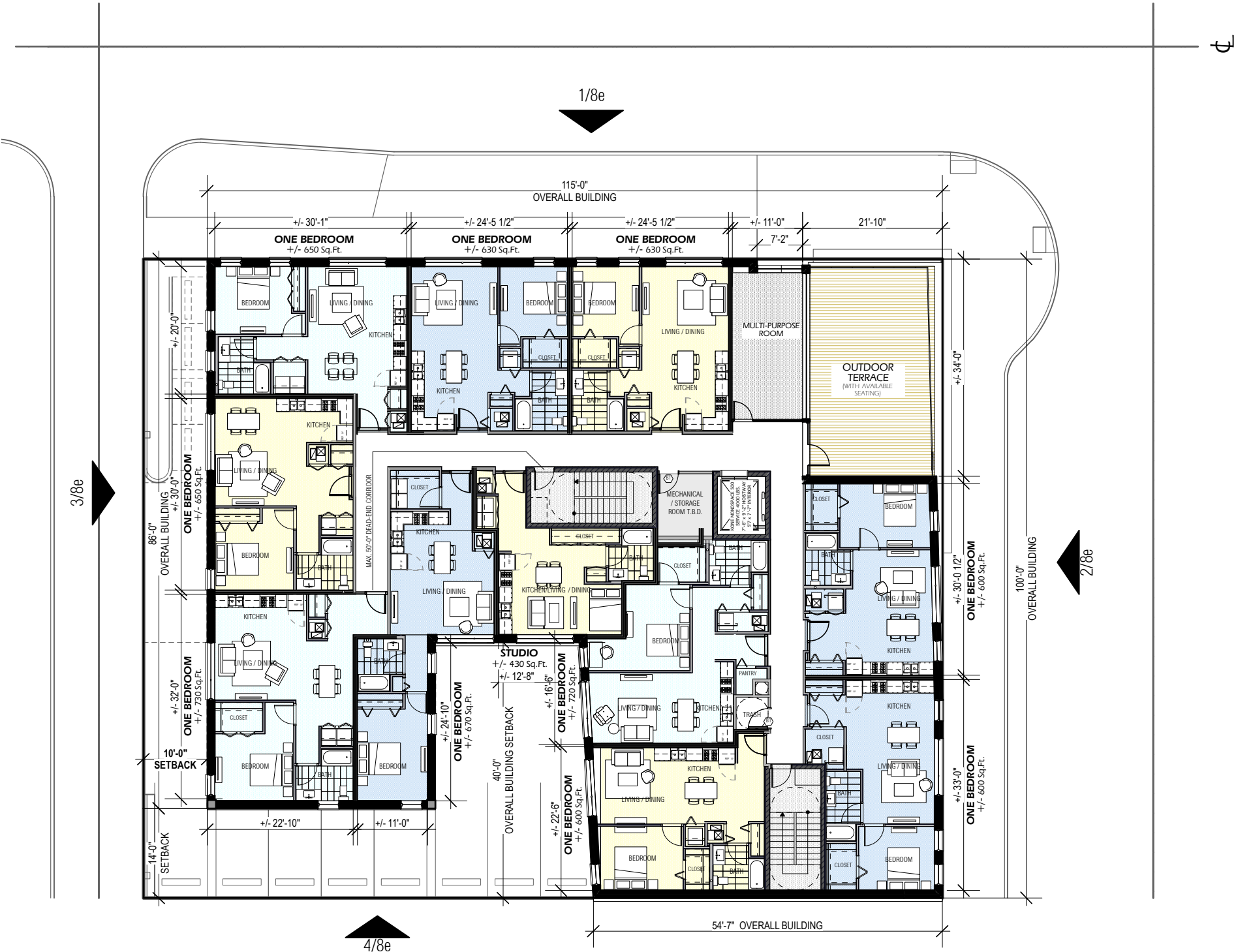
+/- 9,370 GSF
+/- 620 SF

+/- 9,990 SF

- 11 UNITS ON 4TH FLOOR WITH LIBRARY/READING ROOM AND OUTDOOR TERRACE
- RESIDENT SERVICE SPACES

• MISC. BLDG UTILITY ROOMS

= +/- 70 SF (PER FLOOR 2 THRU 4)



4TH FLOOR PLAN

SCALE: 1" = 20'-0"

SHEET NUMBER
A1.3

A4b - Proposed Exterior Elevations (with Material Notes)

- 1

Masonry - Hebron Brick, Norman Size, Velour Texture, Earth Tones with Horizontal Rake Joints..
- 2

Metal Panel System.
- 2a

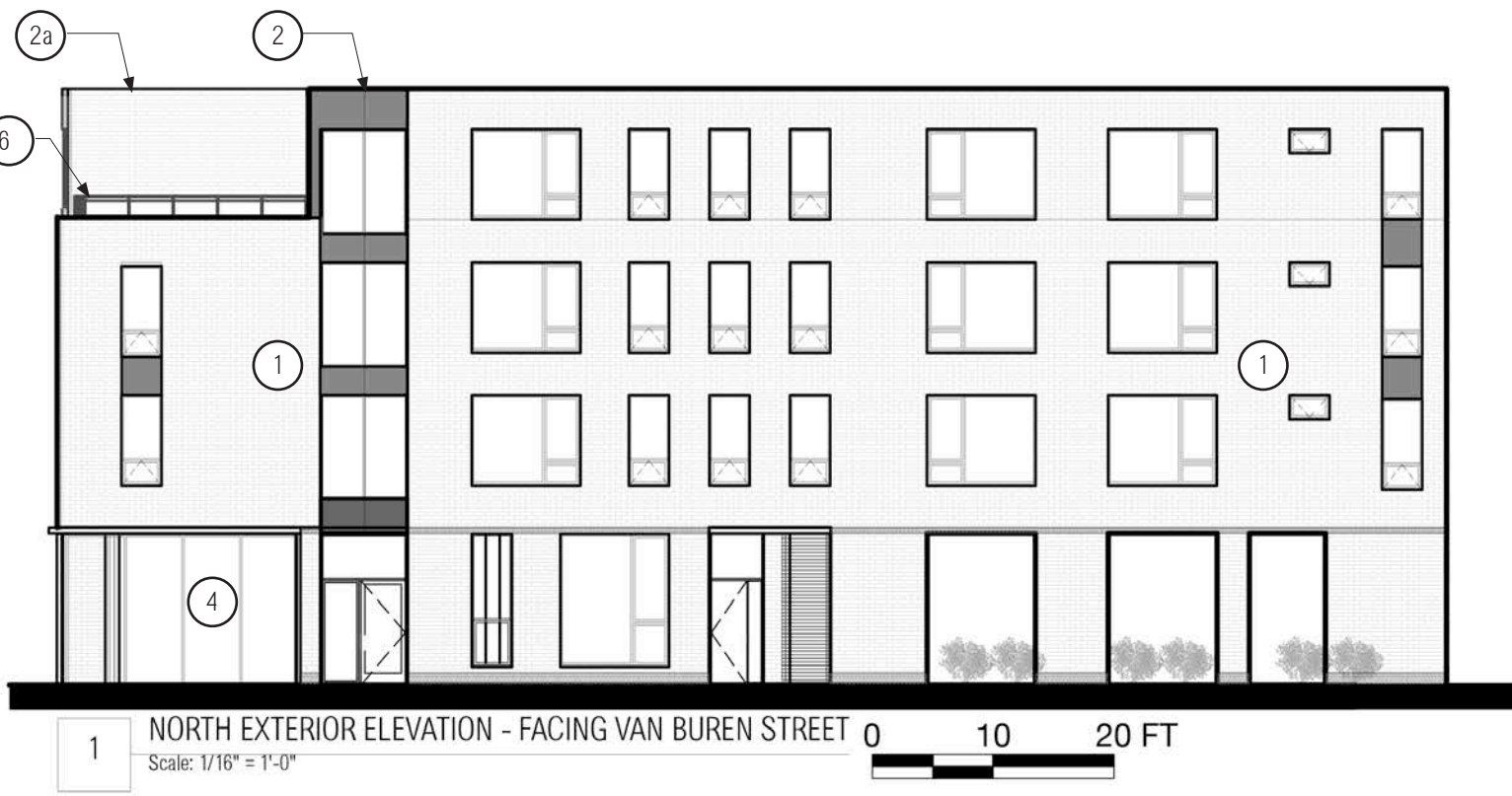
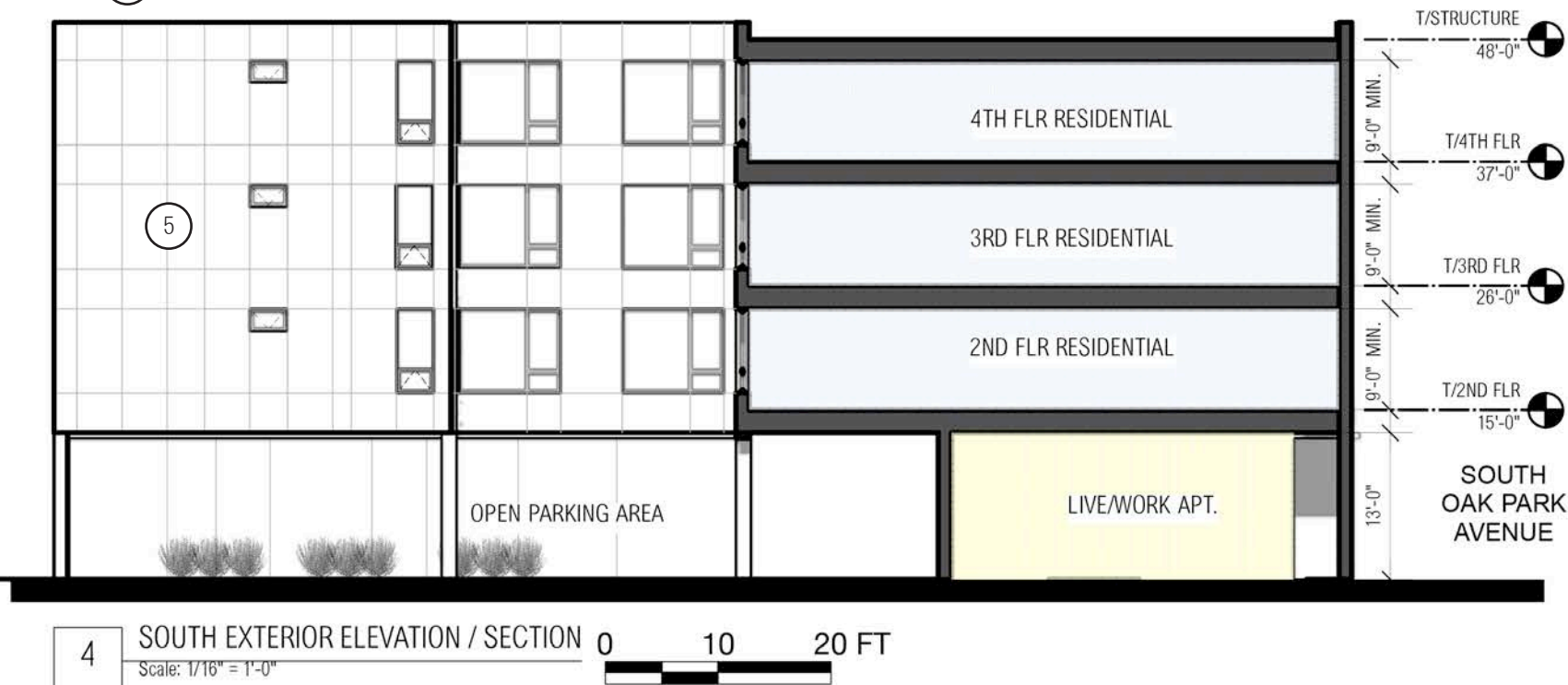
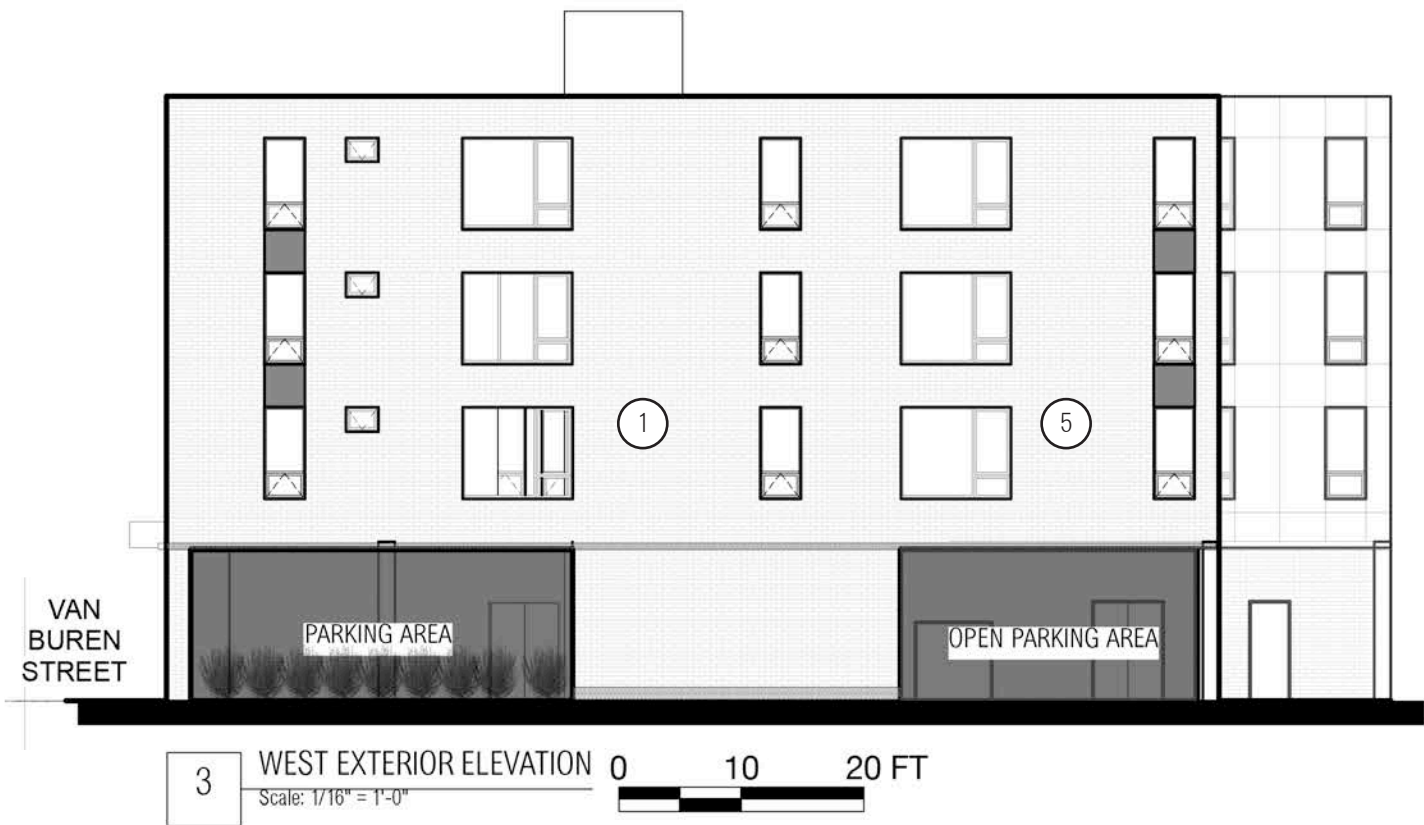
Masonry Color 2 - Rust Color with Iron Spot
- 3

Aluminum or Vinyl Windows (typ.)
- 4

Aluminum Storefront
- 5

Cement Board Panel
- 6

Tempered Glass Alum Railing.





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4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

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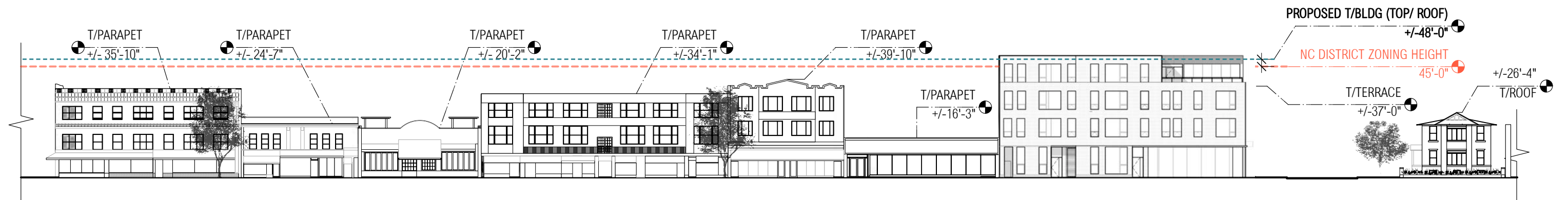
TCB Oak Park I
August 17th, 2018

801 South Oak Park Avenue - Oak Park, Illinois 60304
4 Story Mixed Use Development with 37 Apartments and Ground Floor Commercial/Retail Space

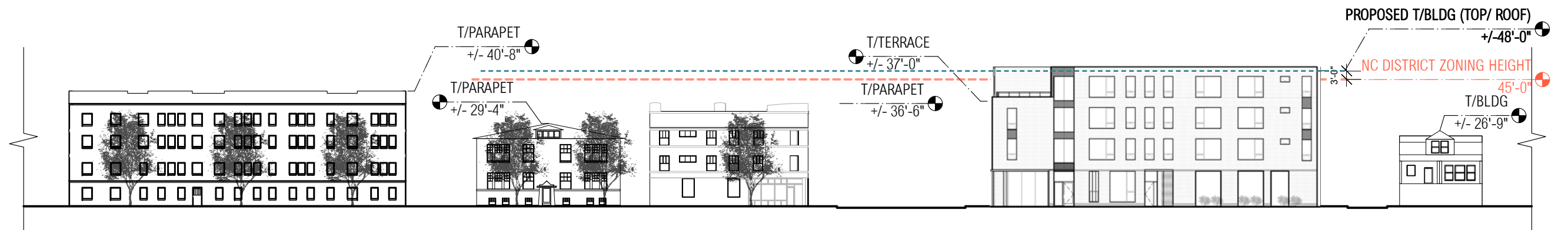
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2 EAST EXTERIOR ELEVATION - FACING SOUTH OAK PARK AVENUE
Scale: 1" = 40' ft



1 NORTH EXTERIOR ELEVATION - FACING VAN BUREN STREET
Scale: 1" = 40' ft