



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson & Rich Van Zeyl
Date: 10/11/2018
Subject: 801 S. Oak Park Avenue – The Community Builders

Craig:

Earlier this morning Wight & Company participated in a web conference call with Kirk Albinson from The Community Builders and Gabriel Ignacio Dziekiewicz from Design Bridge. We reviewed the design modifications to the 801 S. Oak Park Avenue project that had been promised at the October 4, 2018 Plan Commission meeting. The primary purpose of those modifications was to try and mitigate the amount of cast shadows on the adjacent family residence immediately west of the subject development.

Yesterday we received updated drawings dated 10/9/2018 consisting of a new site plan, building plans and elevations (attached). On today's call we also were able to view shadow studies and a new rendering view from the northeast. The rendering and the shadow drawings were juxtaposed with the previous images to assist in our evaluation of the changes.

After some review and discussion, we find that the modified design does mitigate the cast shadows on the adjacent home and property. We also find the exterior design and massing when viewed from the north and east, to be extremely similar to the design approved by the Plan Commission.

In summary, Wight & Company endorses the modified design of the 801 S. Oak Park Avenue project.

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 "Rich Van Zeyl".

Richard Van Zeyl, AIA, LEED AP
Senior Design Architect

VAN BUREN STREET

EXISTING 14 Ft. PUBLIC ALLEY

100.00' (PROPERTY LINE PER SURVEY)

LOADING SPACE 10x25'

10'-0" SETBACK

PARKING ACCESS

ONSITE PARKING:
(21) PARKING SPACES PLUS
(2) ADA PARKING SPACES AND (1) LOADING SPACE

40'-0" SETBACK

125.00' (PROPERTY LINE PER SURVEY)

PROPOSED 4-STORY MIXED-USE BUILDING
w/ GROUND FLOOR COMMERCIAL/RETAIL SUITE, AND LIVE/WORK STUDIOS WITH UPPER FLOOR DWELLING UNITS

RESIDENTIAL ENTRANCE

OUTDOOR TERRACE AT 4TH FLOOR ONLY

BIKE STORAGE (8) MIN. 2'-0" x 6'6" "LONG-TERM SPACE"

16'-0"

16'-0"

1'-6"

1'-6"

1'-6"

1'-6"

ALL EXISTING PUBLIC RIGHT OF WAY CURB & SIDEWALK SHALL BE REMOVED REPLACED BY EQUAL AS PART OF THE DEVELOPMENT

DASHED LINES INDICATE 8 MIN. "SHORT-TERM" BICYCLE SPACES

PROPOSED BUILDING RESIDENTIAL ENTRY CANOPY TO PROJECT 3 FT FROM BUILDING FACE. 8' CANOPY NOT TO BE BELOW 8 FT ABOVE GRADE.

PROPOSED MAXIMUM 18" CANOPY PROJECTION AT COMMERCIAL SPACE AND BOTH LIVE WORK ENTRY PORTALS.

ADDITIONAL 4 MIN. "SHORT-TERM" BICYCLE SPACES TO MATCH EXIST'G ST. STEEL CIRCULAR SHAPED RACKS SOUTH OF PLANTER (T.B.C.). SEE LANDSCAPE PLAN AND LANDSCAPE DETAILS.

NEW CURB AND GUTTER THROUGH SURROUNDING SITE WITH NEW CURB EXTENSION. SEE CIVIL DRAWINGS.

SOUTH OAK PARK AVENUE

LINE OF BUILDING FOOTPRINT AT FIRST FLOOR ONLY.

EXISTING 14 Ft. PUBLIC ALLEY

100.00' (PROPERTY LINE PER SURVEY)

LOADING SPACE
10'x25'

10'-0"
SETBACK

ONSITE PARKING:
(21) PARKING SPACES
PLUS
(2) ADA PARKING SPACES
AND (1) LOADING SPACE

PROPOSED 4-STORY MIXED-USE BUILDING
w/ GROUND FLOOR COMMERCIAL/RETAIL SUITE, AND LIVE/WORK STUDIOS WITH UPPER FLOOR DWELLING UNITS

RESIDENTIAL
ENTRANCE

OUTDOOR
TERRACE
AT 4TH FLOOR
ONLY

**BIKE
STORAGE
(8) MIN.
2'-0" x 6Ft.
"LONG-TERM
SPACE"**

— LINE OF BUILDING FOOTPRINT AT FIRST FLOOR ONLY.

— BUILDING PERIMETER AT FLOORS 2 THROUGH 4. PARKING UNDERNEATH BUILDING SHOWN FOR REFERENCE ONLY. SEE GROUND FLOOR PLAN FOR GROUND FLOOR CONFIGURATION AND PARKING LAYOUT.

NORTH
 PROJECT SITE PLAN
SCALE: 1/8"=1'-0"

PROPOSED BUILDING RESIDENTIAL
ENTRY CANOPY TO PROJECT 3 FT
FROM BUILDING FACE. B/ CANOPY
NOT TO BE BELOW 8FT ABOVE GRADE.

PROPOSED MAXIMUM 18" CANOPY
PROJECTION AT COMMERCIAL SPACE
AND BOTH LIVE WORK ENTRY
PORTALS.

— ADDITIONAL 4 MIN. "SHORT-TERM"
BICYCLE SPACES TO MATCH EXIST'G
ST. STEEL CIRCULAR SHAPED RACKS
SOUTH OF PLANTER (T.B.C.). SEE
LANDSCAPE PLAN AND LANDSCAPE
DETAILS.

NEW CURB AND GUTTER THROUGH
SURROUNDING SITE WITH NEW CURB
EXTENSION. SEE CIVIL DRAWINGS.

SOUTH OAK PARK AVENUE

DESIGNBRIDGE

DESIGNBRIDGE, LTD. EST. 1985
1415 West Grand Avenue, Chicago, IL 60642 USA
DESIGNBRIDGE LTD. COM

Oak Park I Housing Owner LLC,
an Illinois limited liability company

GENERAL NOTES

SITE WORK NOTES:

1. PLEASE REFER TO LANDSCAPE DRAWINGS
(L1.1 thru' L1.2) FOR SITE WORK THAT RELATES
TO PLANTING, SURFACING, AND ALL OTHER
LANDSCAPING DESIGN

2. PLEASE REFER TO CIVIL DRAWINGS (C1.0)
FOR, CURBS & GUTTERS, UTILITY TIE-INS, ETC.

[illegible]

OCT 09, 2018	ISSUED FOR DESIGN REVISION REVIEW		
NO.	DATE	REVISION	APPR.

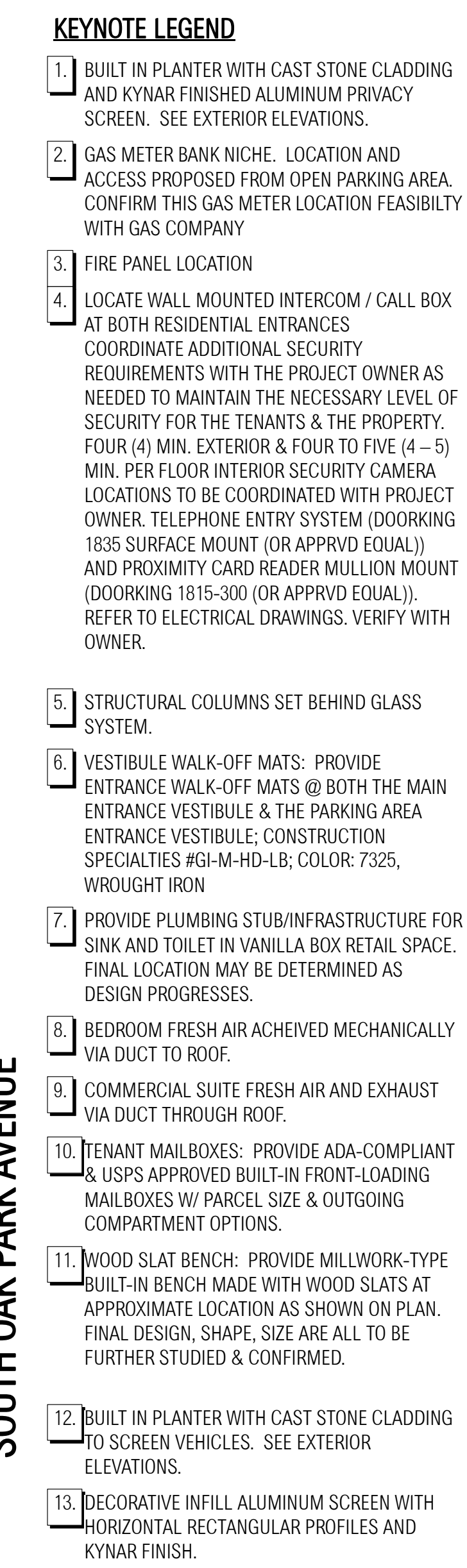
801 S. Oak Park Avenue

801 South Oak Park Avenue Oak Park, Illinois, 60301

New Construction of 4 Story Mixed Use Rental Affordable Housing Project with 35 Dwelling Units, 2 Ground Floor Live/Work Units and 1 Ground Floor Commercial Space.

PROJECT SITE PLAN

JOB NUMBER 14717 - A	DRAWN	CHECKED DJB	SHEET NUMBER A1.0
	APPR'D GID	DATE	



JOB NUMBER	DRAWN	CHECKED	SHEET NUMBER
14717 - A	APPR'VD	DJB	A1.1
	GID	DATE	



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GENERAL NOTES

GC BIDDING:

PROVIDE ENERGYSTAR RATED DISHWASHER IN EVERY UNIT

PROVIDE ENERGYSTAR RATED STACKABLE WASHER/DRYER IN EVERY UNIT.

ACCESSIBLE UNITS TO GET SIDE BY SIDE ENERGY STAR RATED WASHER/DRYER.

PROVIDE MICROWAVE IN EVERY UNIT.

ALSO SEE TCB STANDARDS WHEN PREPARING BIDS.

ESTIMATE TO INCLUDE 8 RECESSED CANS PER 1 BR UNIT.
BEDROOMS AND CLOSETS TO HAVE SURFACE MOUNT FIXTURES.
BATHROOM TO HAVE SCONCE

ESTIMATE TO INCLUDE 14 RECESSED CANS PER 2 BR UNIT
BEDROOMS AND CLOSETS TO HAVE SURFACE MOUNT FIXTURES.
BATHROOM TO HAVE SCONCE

* 8 UNITS DESIGNED TO MEET ICC/ANSI 117.1-2003 SECTION 1002 ACCESSIBLE UNIT AND 8 ADAPTABLE UNITS PER THE ILLINOIS ACCESSIBILITY CODE

* 1 504 UNIT (0.5% OF THE SELECTED TYPE-A UNITS = 1 REQ'D)

* 1 UNIT DESIGNED TO MEET 117.1 2003 SECTION 2005 SENSORY IMPAIRED UNITS

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SECOND THRU THIRD FLOOR PLAN

JOB NUMBER	DRAWN	CHECKED	SHEET NUMBER
14717-A	DJB	DJB	A1.2
APPROVED	GID	DATE	



KEYNOTE LEGEND

1. JANITOR'S CLOSET SLOP SINK: PROVIDE FLOOR MOUNTED SERVICE SINKS @ EACH JANITOR'S CLOSET / ROOM @ ALL FLOORS. MUSTEE 63M MOP BASIN w/ CHICAGO FAUCETS 911-ISC/F FAUCET

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PROVIDE MICROWAVE IN EVERY UNIT.

ALSO SEE TCB STANDARDS WHEN PREPARING BIDS.

ESTIMATE TO INCLUDE 10 RECESSED CANS PER 1 BR UNIT.
BEDROOMS AND CLOSETS TO HAVE SURFACE MOUNT FIXTURES.
BATHROOM TO HAVE SCONCE

ESTIMATE TO INCLUDE 14 RECESSED CANS PER 2 BR UNIT
BEDROOMS AND CLOSETS TO HAVE SURFACE MOUNT FIXTURES.
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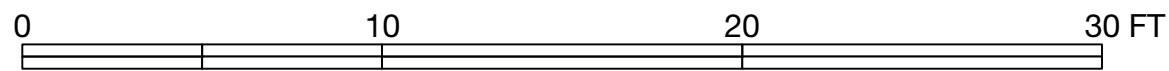
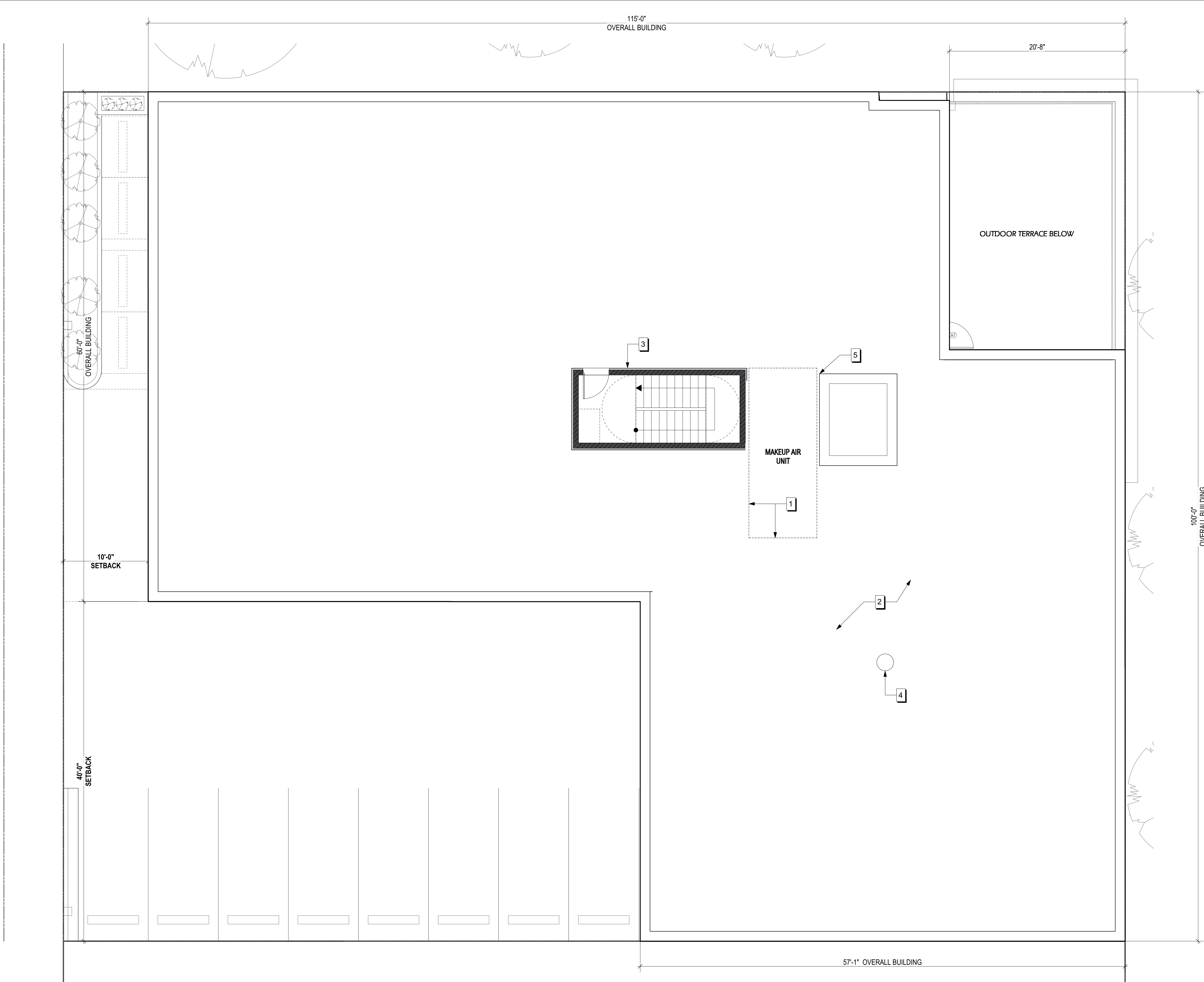
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FOURTH FLOOR PLAN

JOB NUMBER	DRAWN	CHECKED	SHEET NUMBER
14717-A		DJB	A1.3
APPROVED	GID	DATE	

FOURTH FLOOR PLAN (8,511 GSF (PLUS 568.4 OUTDOOR TERRACE))
SCALE: 3/16"=1'-0"



ROOF PLAN
SCALE: 3/16"=1'-0"

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GENERAL NOTES

KEYNOTE LEGEND

1. MAKE UP AIR UNIT (100% OUTSIDE AIR RATED AT 3500 CM)
SEE MEP/FP DRAWINGS, SPECIFICATIONS AND/OR
NARRATIVE FOR MORE INFORMATION.
2. TPO ROOF WITH INTERNAL ROOF DRAINS. SEE A0.1 FOR
ROOF SPECIFICATION.
3. STAIR ACCESS FOR MAINTENANCE ONLY. GC TO PROVIDE
ALTERNATE AND POTENTIAL COST SAVINGS FOR ROOF
HATCH IN LIEU OF STAIR ENCLOSURE.
4. 24"Ø TRASH CHUTE WITH SELF-CLOSING 1-1/2HR B-LABEL
DOOR AT EACH LEVEL. EXTEND 48" MIN. ABOVE ROOF.
INSTALL PER MFR. SPECIFICATIONS, REFER TO FIRE
PROTECTION DRAWINGS FOR SPRINKLER INFO.
5. ELEVATOR OVERRUN. CLAD IN CEMENT BOARD PANEL.

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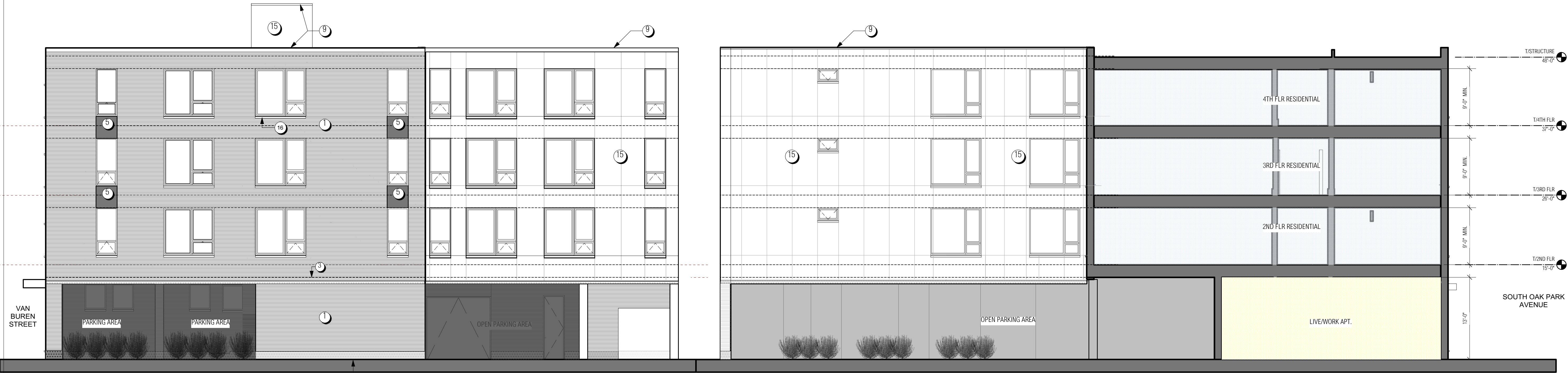
ROOF PLAN

JOB NUMBER	DRAWN	CHECKED	SHEET NUMBER
14717 - A		DJB	A1.4
	APPROVED GID	DATE	

MATERIALS LEGEND

1. MASONRY VENEER TYPE 1 - "EMPEROR" SIZE (2.25" x 15 9/16"), VELOUR TEXTURE IN EQUAL BLEND OF 3 COLORS: "PLATINUM", "PEWTER", "ASH". BRICKS TO BE LAID IN 50/50 BOND WITH HORIZONTAL JOINTS RAKED AND VERTICAL JOINTS FLUSH WITH MASONRY FACE.
UTILIZE 2 COLOR MORTAR JOINTS: DARKER JOINT AT HORIZONTALS TO CONTRAST MASONRY, VERTICAL JOINTS TO MATCH BRICK COLOR). ARCHITECT TO APPROVE MORTAR JOINT COLORS.
GC / MASON TO PROVIDE MOCK UP .32" TALL BY 36" WIDE FOR ARCHITECT APPROVAL PRIOR TO INSTALL. CONTACT: BRICKS INCORPORATED, CLARK GRAY: 773.523.5718 FOR PRICING
www.bricksync.net
2. MASONRY VENEER TYPE 2 - "EMPEROR" SIZE (2.25" x 15 9/16"), VELOUR/MATTE TEXTURE COLOR: "CEDAR". BRICKS TO BE LAID IN 50/50 BOND WITH HORIZONTAL JOINTS RAKED AND VERTICAL JOINTS FLUSH WITH MASONRY FACE.
UTILIZE COLOR MORTAR TO MATCH MASONRY. CONTACT: BRICKS INCORPORATED, CLARK GRAY: 773.523.5718 FOR PRICING www.bricksync.net
3. MASONRY VENEER TYPE 3 - ACCENT BAND RECESSED 1". "EMPEROR" SIZE (2.25" x 15 9/16"), VELOUR/MATTE TEXTURE COLOR: "BLACK ICE". BRICKS TO BE LAID IN 50/50 BOND WITH HORIZONTAL JOINTS RAKED AND VERTICAL JOINTS FLUSH WITH MASONRY FACE.
UTILIZE COLOR MORTAR TO MATCH MASONRY. CONTACT: BRICKS INCORPORATED, CLARK GRAY: 773.523.5718 FOR PRICING www.bricksync.net
4. ALUMINUM CLAD CANOPY. UNDERSIDE TO BE PERFORATED METAL WITH KYNAR PAINTED FACTORY FINISH. ARC TO SELECT PAINT COLOR. CANOPY TO BE INTERNALLY ILLUMINATED WITH WATER PROOF LINEAR LED. SEE EXTERIOR LIGHTING PLAN. ROOF OF CANOPY TO BE METAL CLAD. SLOPE TOP OF CANOPY ROOF AWAY FROM BUILDING.
5. ALUMINUM PANEL SYSTEM
6. ALUMINUM PANEL SYSTEM. PROVIDE ALTERNATE PRICING FOR VERTICAL GREEN WALL/VERTICAL GARDEN WITH TIERED NATIVE PLANTINGS (TBD AND FURTHER RESEARCHED).
7. ALUMINUM STOREFRONT WITH 2" MULLIONS. PROVIDE ALTERNATE PRICING FOR BUTT GLAZING AT RETAIL SPACE.
8. EXPRESSED CONTROL JOINT
9. COPING 1 - ALUMINUM PAC-CLAD COPING COLOR TO MATCH "3 COLOR BLEND" MASONRY TYPE 1

10. COPING 3 - ALUMINUM PAC-CLAD COPING TO MATCH BRONZE/CHARCOAL METAL PANEL
11. CHARCOAL CAST STONE BASE WITH ACRYLIC SEALER. PROVIDE ALTERNATE PRICE FOR HONED DARK GRAY GRANITE.
12. PLANTER CLADDING TO MATCH CAST STONE/OR HONED GRANITE BASE MATERIAL AND HEIGHT. CUSTOM ALUMINUM PRIVACY SCREEN WITH FACTORY PAINTED KYNAR FINISH.
13. ALUMINUM FRAME PRIVACY SCREEN WITH ALUMINUM HORIZONTAL RUNGS WITH FACTORY APPLIED KYNAR FINISH. ARCHTECT TO SELECT AND APPROVE COLOR.
14. N/A
15. ALLURA CEMENT BOARD PANEL SYSTEM (COLOR: SABLE BROWN). EZ TRIM REVEALS PAINTED TO MATCH PANELS. ALIGN REVEALS WITH WINDOWS PER ELEVATION. PROVIDE ALTERNATE PRICING FOR NICHHA PANELS IN SPECIFIED LOCATIONS.
16. WINDOW SILLS TO BE PAC CLAD ALUM, TYPICAL. ARCHITECT TO SELECT COLOR. ALTERNATE: PROVIDE PRICING FOR CAST STONE SILLS. (2)2 1/4"x48" at 8ft WINDOWS. OTHER WINDOW CONDITIONS TO BE COMPLETED WITH 1 PIECE.
17. TEMPERED GLASS ALUMINUM RAILING. ALTERNATE: PROVIDE PRICING FOR STAINLESS STEEL CABLE RAILING WITH VERTICAL CABLES.

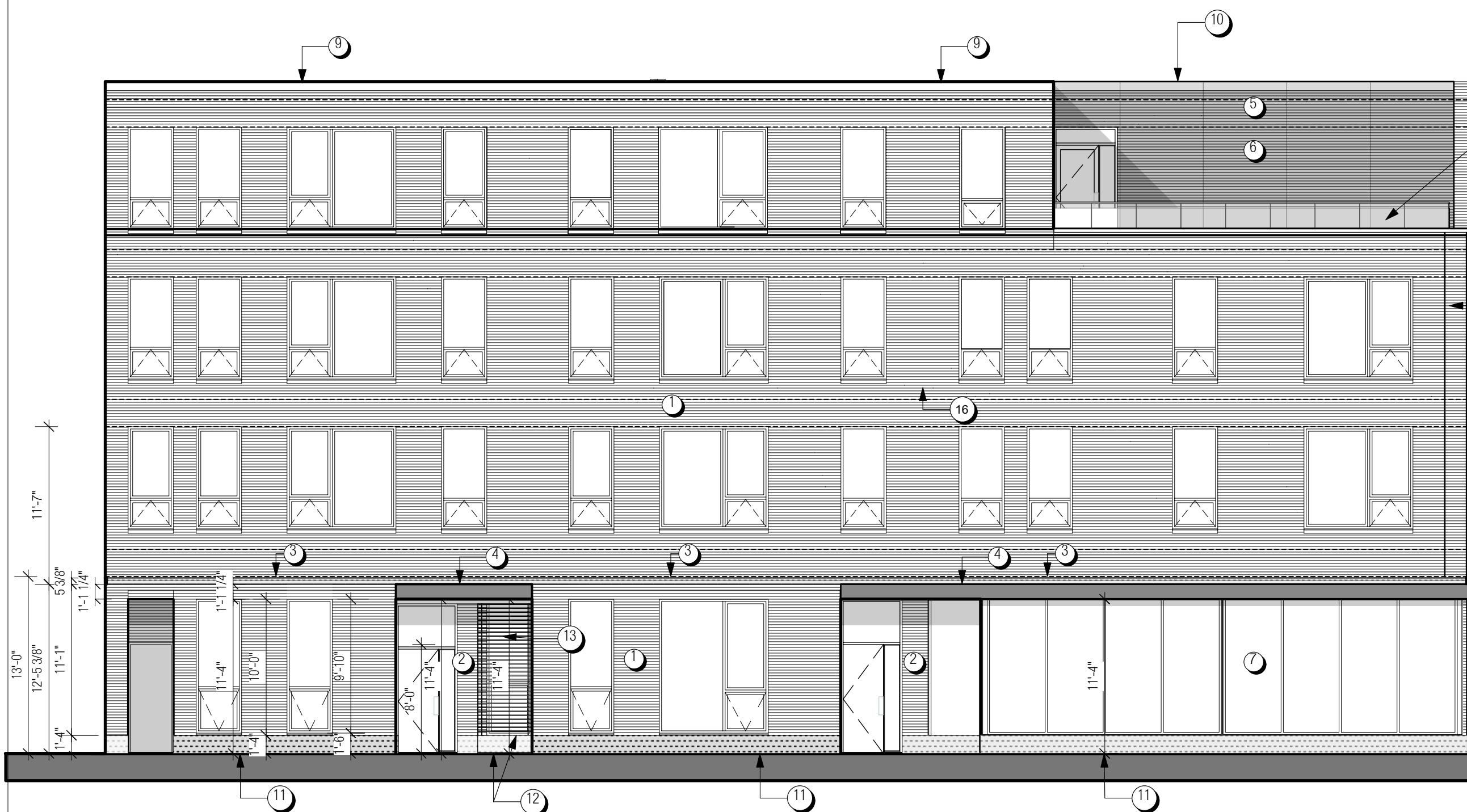


3 WEST EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

0 10 20 FT

4 SOUTH EXTERIOR ELEVATION / SECTION
Scale: 1/8" = 1'-0"

0 10 20 FT



2 EAST EXTERIOR ELEVATION - FACING SOUTH OAK PARK AVENUE
Scale: 1/8" = 1'-0"

0 10 20 FT



1 NORTH EXTERIOR ELEVATION - FACING VAN BUREN STREET
Scale: 1/8" = 1'-0"

0 10 20 FT

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EXTERIOR ELEVATIONS

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14717 - A		DJB	A2.1
	APPROVED GID	DATE	