



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 9/26/2019
Subject: 6033 W. North Avenue – Planned Development Design Review

The purpose of this memo is to review the proposed Planned Development at 6033 W. North Avenue. The proposed project is (3) four-story residential building with 24 dwelling units. There are 24 parking spaces, with 9 enclosed by garages within the building envelope. The building and parking area occupy nearly the full extent of the site and holds the edge along both North Avenue and Humphrey Avenue.

GENERAL COMMENTS

The style of the architecture for the development is characterized as modern or contemporary, with “punched” windows set into a brick façade. The massing steps back on the upper levels at the front façade facing North avenue to create outdoor balconies for each unit.

SPECIFIC COMMENTS

Item #1 – On the north and south façade, there is an exterior wall material noted as “Paneling System.” Please specify the type of material for this “Paneling System.”

Item #2 – Level 2 to level 4 has outdoor balconies for each unit. The railing system is noted as “42” H Non-Combustible Railing System.” Please specify the type of material for this “42” H Non-Combustible Railing System.”

CONCLUSION

We support this project and generally agree with the conceptual design of the project (bulk, massing and aesthetics). We would like to see the final material selection and the clarification of the items noted above, which can occur when the presentation is made to the plan commission.

Attached are elevations submitted and comments on the drawings referencing the comment items.



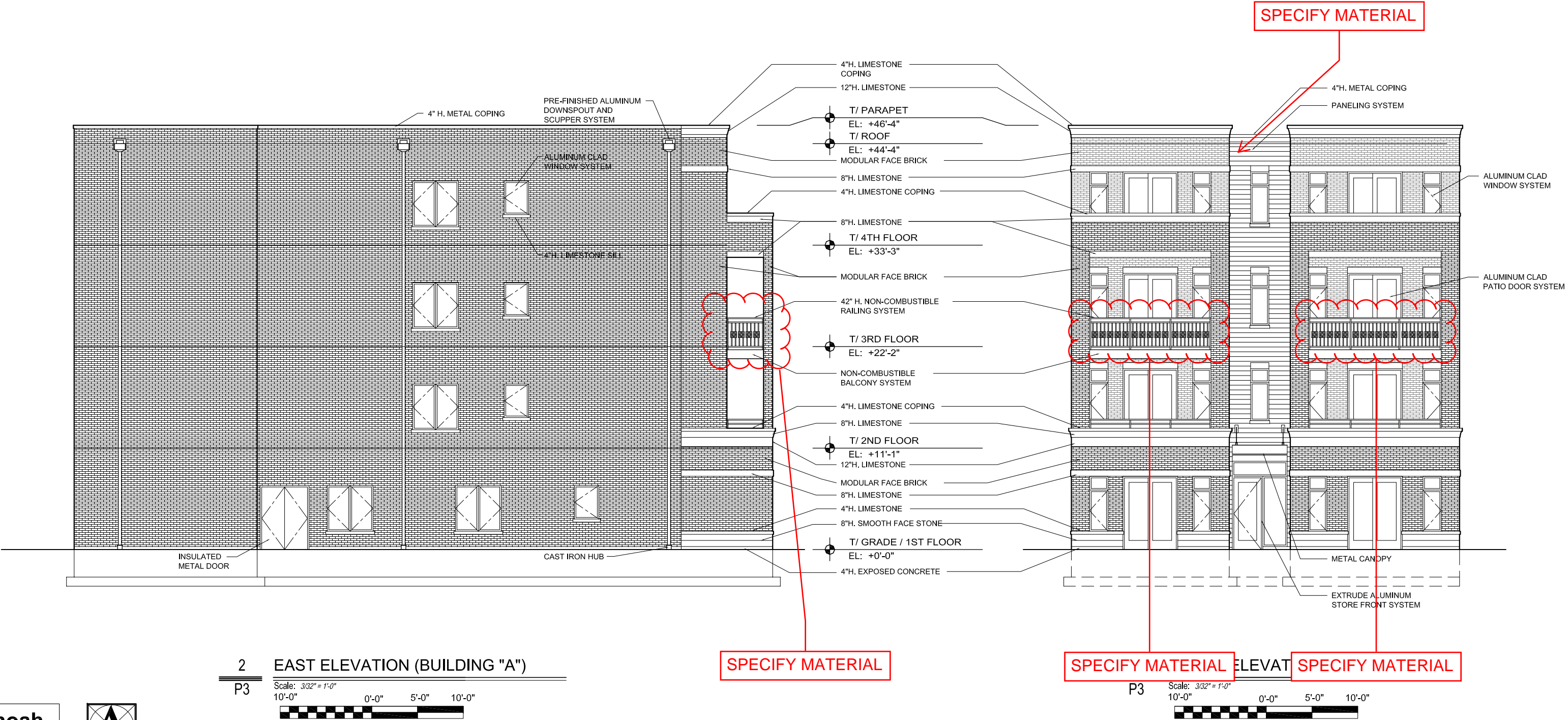
Wight & Company
211 N. Clinton Street
Suite 3N
Chicago, IL 60601

A handwritten signature in dark red ink, reading "F.D. Anderson". The signature is stylized with a large, bold "F" and "A".

Floyd D. Anderson, AIA
Principal

A handwritten signature in dark red ink, reading "Richard Van Zeyl". The signature is stylized with a large, bold "R" and "V".

Richard Van Zeyl, AIA LEED AP
Senior Design Architect



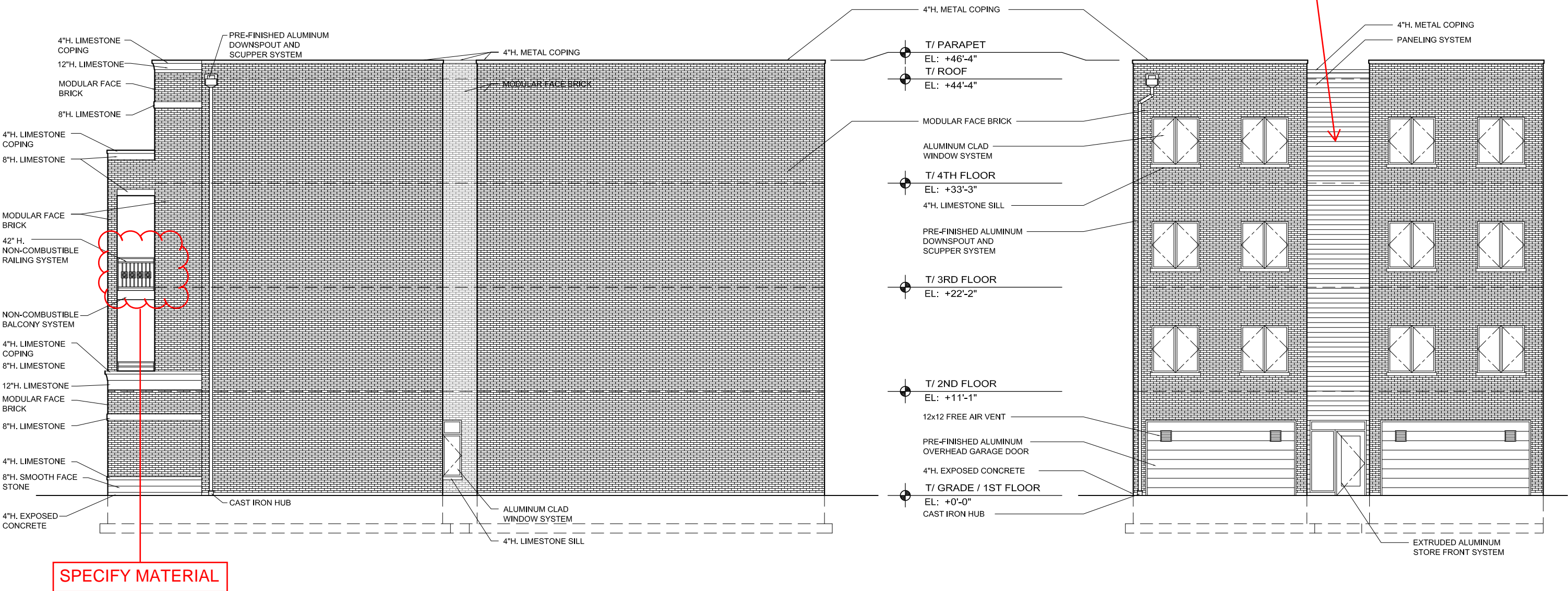
2 EAST ELEVATION (BUILDING "A")

P3 Scale: 3/32" = 1'-0" 10'-0" 0'-0" 5'-0" 10'-0"

6033 W NORTH AVENUE

Oak Park

Illinois



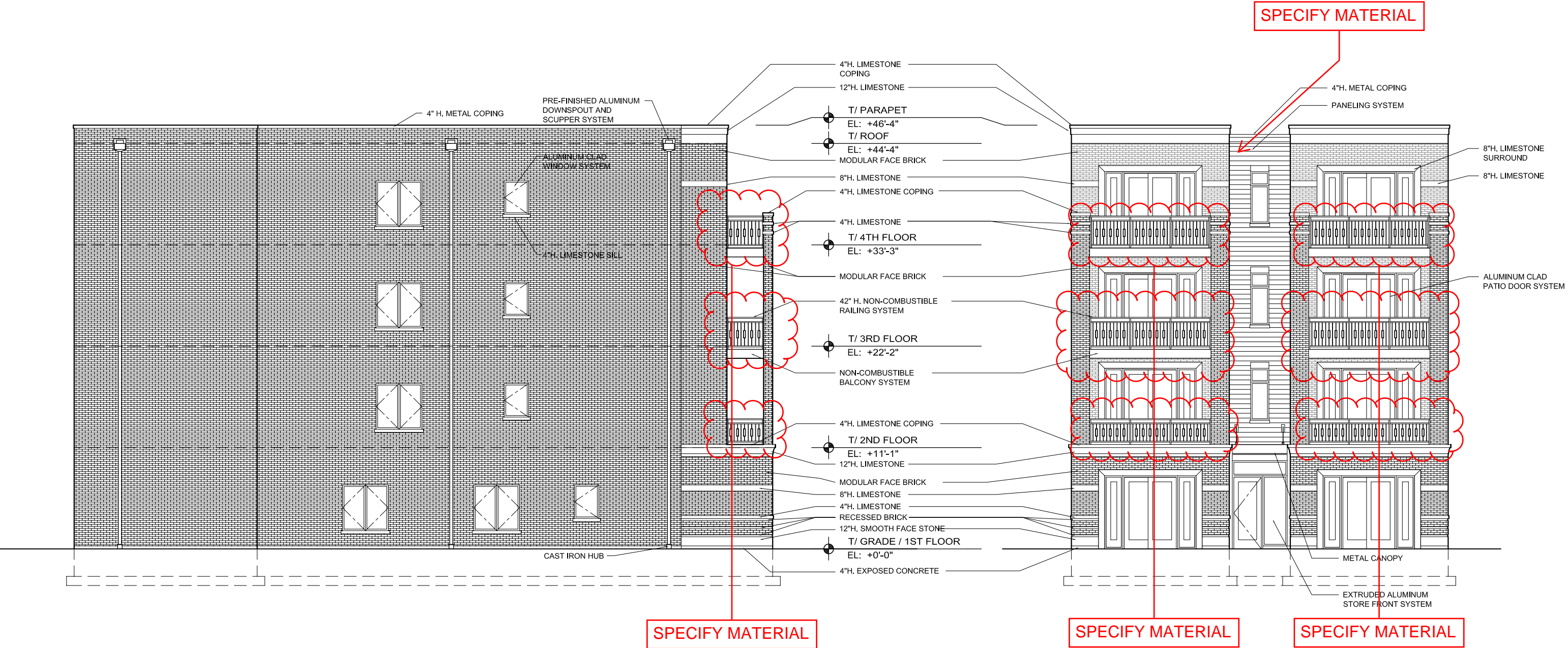
2 WEST ELEVATION (BUILDING "A")
P4
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

1 SOUTH ELEVATION (BUILDING "A")
P4
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

6033 W NORTH AVENUE

Oak Park

Illinois



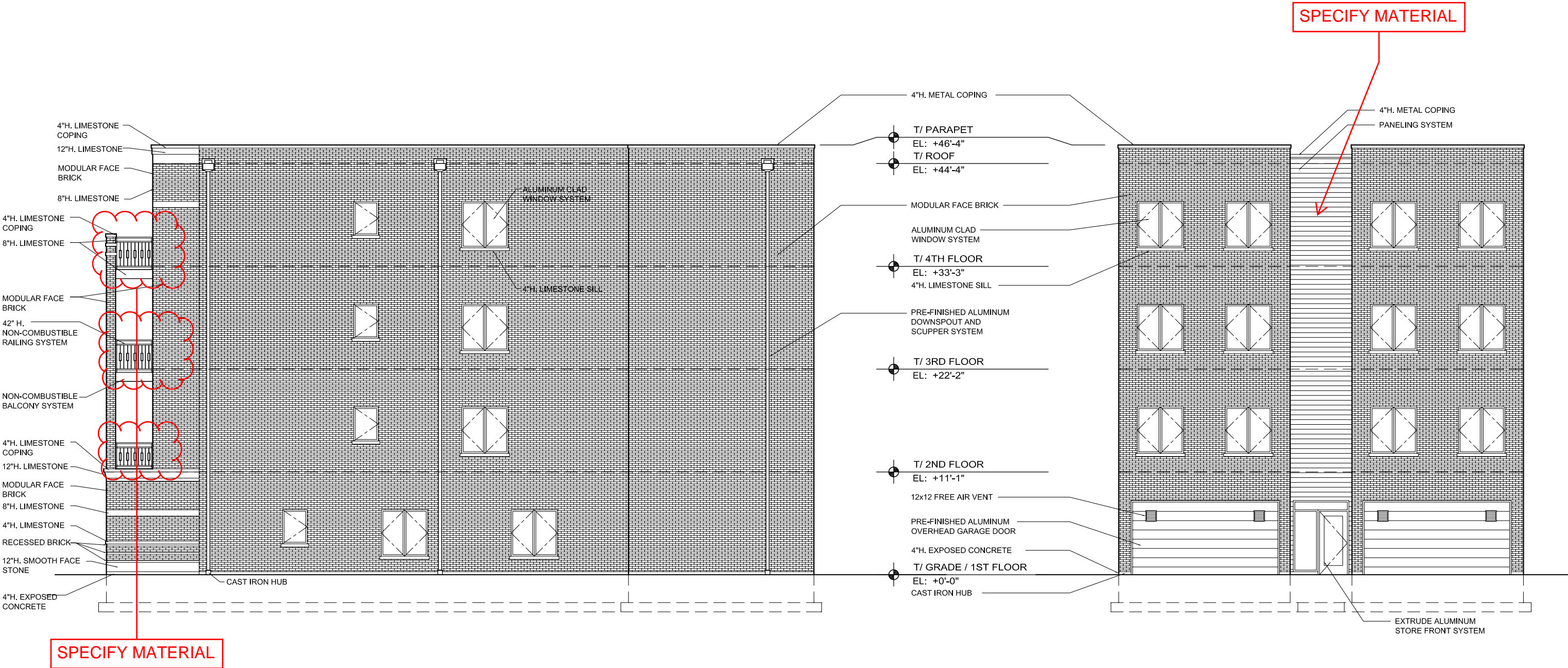
2 EAST ELEVATION (BUILDING "B")
P6
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

1 NORTH ELEVATION (BUILDING "B")
P6
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

6033 W NORTH AVENUE

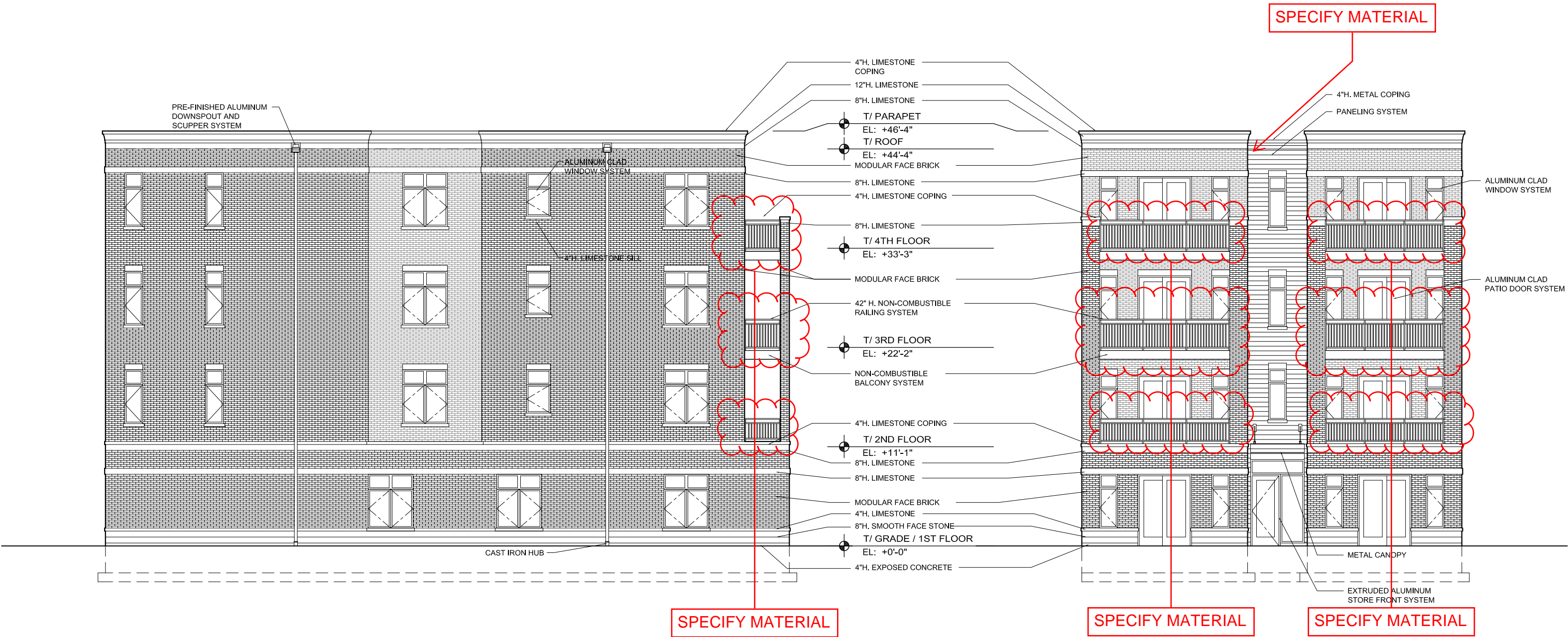
Oak Park

Illinois



2 WEST ELEVATION (BUILDING "B")
P7

1 SOUTH ELEVATION (BUILDING "B")
P7



2 EAST ELEVATION (BUILDING "C")
P9
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

1 NORTH ELEVATION (BUILDING "C")
P9
Scale: 3/32" = 1'-0"
10'-0" 0'-0" 5'-0" 10'-0"

