



## MEMORANDUM

**To:** Craig M. Failor – Oak Park Village Planner  
**From:** Floyd D. Anderson, AIA & Rich Van Zeyl, AIA  
**Date:** 12/4/2019  
**Subject:** 711-725 Madison- Planned Development Design Review  
**PD #:** PL201900204  
**Developer:** Redico  
**Architect:** Myefski Architect

The purpose of this memo is to review the proposed Planned Development at 711 Madison Street. The proposed project is a seven-story senior housing building with 174 dwelling units. There are about 125 parking spaces on the underground and ground level. The building area occupies the full extent of the site and holds the edge along both Madison Street and Wesley Avenue. Wight & Co. originally reviewed the previous design of this project and issued a memo on 10/07/2019. We met with the new architects and developer on 10/29/2019 and offered initial feedback. There were several additional discussions and design options reviewed between Wight and the architect during the month of November, with the final drawings received on 11/22, which is the basis for this memo.

### GENERAL COMMENTS

The style of the architecture for the development is characterized as modern or contemporary, with façade composed of brick, metal panels, and a wood feature frame. The massing is broken up into different volumes along the north elevation with recessed bays that divide the façade vertically. Horizontally, there is a four-story base with a three-story volume sitting on top. At the northeast corner a large wooden frame element wraps up and around the corner to create an overhanging canopy for balconies at the upper floors. The material palette that is presented is a rich variety of brick, metal panels, and wood accents that will nicely accentuate the design.

### SPECIFIC COMMENTS

*Item #1* – Changes were made to the main entrance canopy based on initial comments, which we think were an improvement. However, we still think the canopy at the dining area is featured more prominently than the canopy at the main entry. Consider providing the appropriate hierarchy at the front door rather than a secondary space.



Item #2 – Another comment we made which the architects responded to was the visual integration between the top and bottom of the building. In some areas, it still appears that the three-story top sits on top of the four-story base with minimal relation between the two. The area on the north elevation where the top extends down to the ground is a good example of how to integrate the two, and perhaps there could be more of this.

## CONCLUSION

After several rounds of revisions and discussions with the architect, we are in support of the design of this project. We would like to see actual material samples at the Plan Commission meeting to confirm what was presented in their renderings, but in general we like the proposed materials.

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 ink, appearing to read "Floyd 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





MESH METAL RAILING  
AND GUARDRAIL



BLACK WINDOW FRAMES  
CLEAR LOW-E GLASS



BLACK STOREFRONT FRAMES  
CLEAR LOW-E GLASS



LANTERRA 9004  
DOWN LIGHT - BK



INTERSTATE BRICK  
MANHATTAN COAL



METAL PANEL A



METAL PANEL B



METAL PANEL C



METAL PANEL D



LONGBOARD SHIPLAP  
SIDING - LIGHT FIR



OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

MATERIAL PALLET

11.22.2019







OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PROPOSED

PD 03  
VIEW FROM NORTHEAST

11.22.19







**REDICO**

OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

**PROPOSED**

PD 04  
VIEW FROM NORTHWEST

11.22.19

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**REDICO**

OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PD 05  
VIEW FROM SOUTHEAST

11.22.19

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**REDICO**

OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PD 06  
VIEW FROM EAST

11.22.19

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**REDICO**

OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PD 07  
VIEW FROM SOUTHWEST

11.22.19

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EAST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

THERE IS TOO STRONG OF A DIFFERENCE BETWEEN THE UPPER FLOORS AND THE LOWER FLOORS



NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

CONSIDER MORE OF THIS ZONE THAT CREATES MORE OF A RELATIONSHIP BETWEEN THE UPPER AND LOWER FLOORS



OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PD 17  
EXTERIOR ELEVATIONS  
1" = 30'-0"



11.22.19





THERE IS TOO STRONG OF A DIFFERENCE BETWEEN THE UPPER FLOORS AND THE LOWER FLOORS.

- WOOD FEATURE FRAME
- METAL RAILINGS
- METAL PANELS (LIGHT)
- PARAPET WALL WITH METAL RAILINGS
- METAL PANELS (DARK)
- METAL PANELS (MEDIUM)
- ALUMINUM WINDOWS
- BRICK VENEER
- METAL PANELS



- T.O. FRAME 89' - 4"
- STEP BACK TERRACE
- LEVEL 07 74' - 8"
- LEVEL 06 63' - 8"
- LEVEL 05 52' - 8"
- LEVEL 04 39' - 10"
- LEVEL 03 28' - 10"
- LEVEL 02 16' - 0"
- WALL SCONCE FIXTURES (UP/DOWN)
- TRASH ROOM DOOR
- LEVEL 01 0' - 0"

### WEST EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



- T.O. FRAME 89' - 4"
- LEVEL 07 74' - 8"
- LEVEL 06 63' - 8"
- LEVEL 05 52' - 8"
- LEVEL 04 39' - 10"
- LEVEL 03 28' - 10"
- LEVEL 02 16' - 0"
- LEVEL 01 0' - 0"

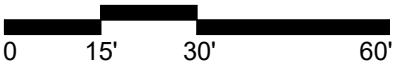
### SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



OAK PARK SENIOR LIVING  
711 MADISON ST, OAK PARK

PD 18  
EXTERIOR ELEVATIONS  
1" = 30'-0"



11.22.19

