



MEMORANDUM

To: Craig M. Failor – Oak Park Village Planner
From: Floyd D. Anderson, AIA & Rich Van Zeyl, AIA
Date: 1/17/2020
Subject: 711-725 Madison- Planned Development Design Revisions Review
PD #: PL201900204
Developer: Redico
Architect: Myefski Architect

The purpose of this memo is to review the proposed design revisions of the Planned Development at 711 Madison Street. Wight & Company received new drawings on 01/13/2020 from Myefski Architects, which were in response to comments and discussion during the Plan Commission hearing on December 5, 2019. The primary concerns from the neighbors and Plan Commissioners was the height and bulk of the project, particularly along the south side of the site as it abuts the residential neighborhood.

GENERAL COMMENTS

The height of the building has been reduced through a reduction in floor-to-floor heights. The massing has also been altered by shifting units from the eastern wing to a center wing. While this improves the condition for the single-family home at the corner of Wesley Ave. and the alley, it may now be less desirable for the house at the end of Euclid Ave. However, the taller portion is set back from the base as seen in the view from the southwest (PD7A). The height of the building along the south side is now 50', which is allowable per the underlying zoning, and the taller portion is pushed north toward Madison Street. The overlaid renderings showing the original design compared with the revisions are helpful, especially the view from the east (PD6A).

CONCLUSION

The proposed design revisions have made substantive efforts to reduce the bulk of the building adjacent to the south single-family properties, and the reduction in height improves the proportions of the building. Overall, the design is more slender and less bulky, which we feel is a positive improvement over the previous design. It is our opinion that a precedent could be set with the approval of this PD for development along Madison Street, however there are two key factors that are worth



noting. The first is that there is a 16' alley between the single-family homes and proposed project, and the second is that shadows are not an issue since the building is to the north of the affected neighbors. Both of these conditions make it easier to recommend approval of this project. Other developments along Madison Street will need to take this into consideration in future proposals. We endorse the design and feel the design team has proposed a solution that will be a positive addition to Madison Street, while respecting the neighbors to the south.

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

A handwritten signature in dark red ink, reading "Floyd D. Anderson".

Floyd D. Anderson, AIA
Principal

A handwritten signature in dark red ink, reading "Richard Van Zeyl".

Richard Van Zeyl, AIA LEED AP
Senior Design Architect