

Madison + Gunderson Place

435 Madison Street

Oak Park

Data - then + now

- | | | |
|-----------------|--|---------------|
| • Building Type | Apartments | no change |
| • Unit Count | 48 units | now 42 units |
| • Parking | 49 spaces | now 43 spaces |
| • Height | 5 stories | no change |
| • Amenities | Terraces, Bicycle Parking, Package Storage | |

Zoning Data - now

- Zone District: MS – Madison Street
- Maximum Unit: 24 units per zoning, *relief sought*
- Maximum Height: 50 feet, *relief sought*
- Parking: 43 spaces, *no relief*
- Setbacks: Front (west) and Side (north + south), *no relief*
Rear (east), *relief sought*
- Loading berth: *relief sought*
- Landscape buffer: *no relief*

Enhancements + Modifications

- Building Massing at South - stepped back even further - units eliminated
- Redesign of the stair windows and exterior materials at south elevation
- Vehicle Entrance on Madison Street with recessed entry / improved pedestrian safety
- Green Space + Landscaping at South and East

Enhancements + Modifications

- Green roofs at south and east sides and ivy at Alley
- Redesigned balconies at east elevation for neighbor privacy and further setback from property line
- Alley Closure during construction - only at limited times
- Trees for neighbor directly to the east

Setback Revisions

- Additional Setbacks at South
 - 14' at first and second floors at stair - 15' at building
 - 18'-5" at third floor at stair - 31' at building
 - 22' feet at the + 5th floors at stair - 31' at building
- Inclusion of 7 foot landscape buffer at South
- East Balconies setback to 5'-0" from property line

Density Revisions

- Density is reduced from 48 units to 42 units
- 43 parking spaces for 42 units
- Inclusion of 7 foot landscape buffer in 14' side yard - smaller building footprint



PRESENTED TO PC 3.5.20



SPACE
ARCHITECTS + PLANNERS
A0.00
07.16.20
MADISON GUNDERSON PLACE
435 MADISON ST. OAK PARK, IL
MICHIGAN AVE. R.E. GROUP

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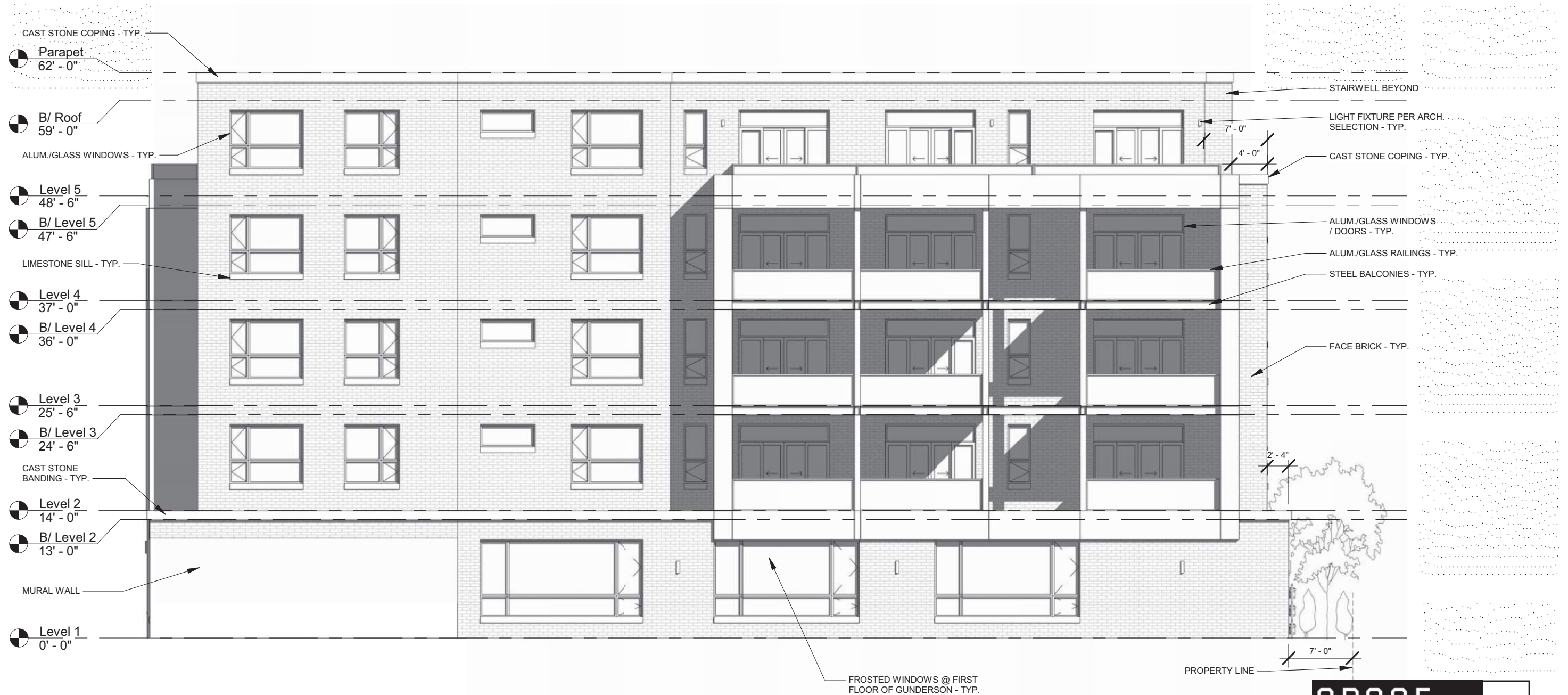
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

SPACE ARCHITECTS + PLANNERS	A2.2
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SPACE ARCHITECTS + PLANNERS	A2.3
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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SPACE ARCHITECTS + PLANNERS	A2.3
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1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SPACE ARCHITECTS + PLANNERS	A2.1
	02.18.20
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Parapet
63' - 0"



VISUAL PEDESTRIAN WARNING
@ RECESSED GARAGE ENTRANCE

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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Enhancements + Modifications

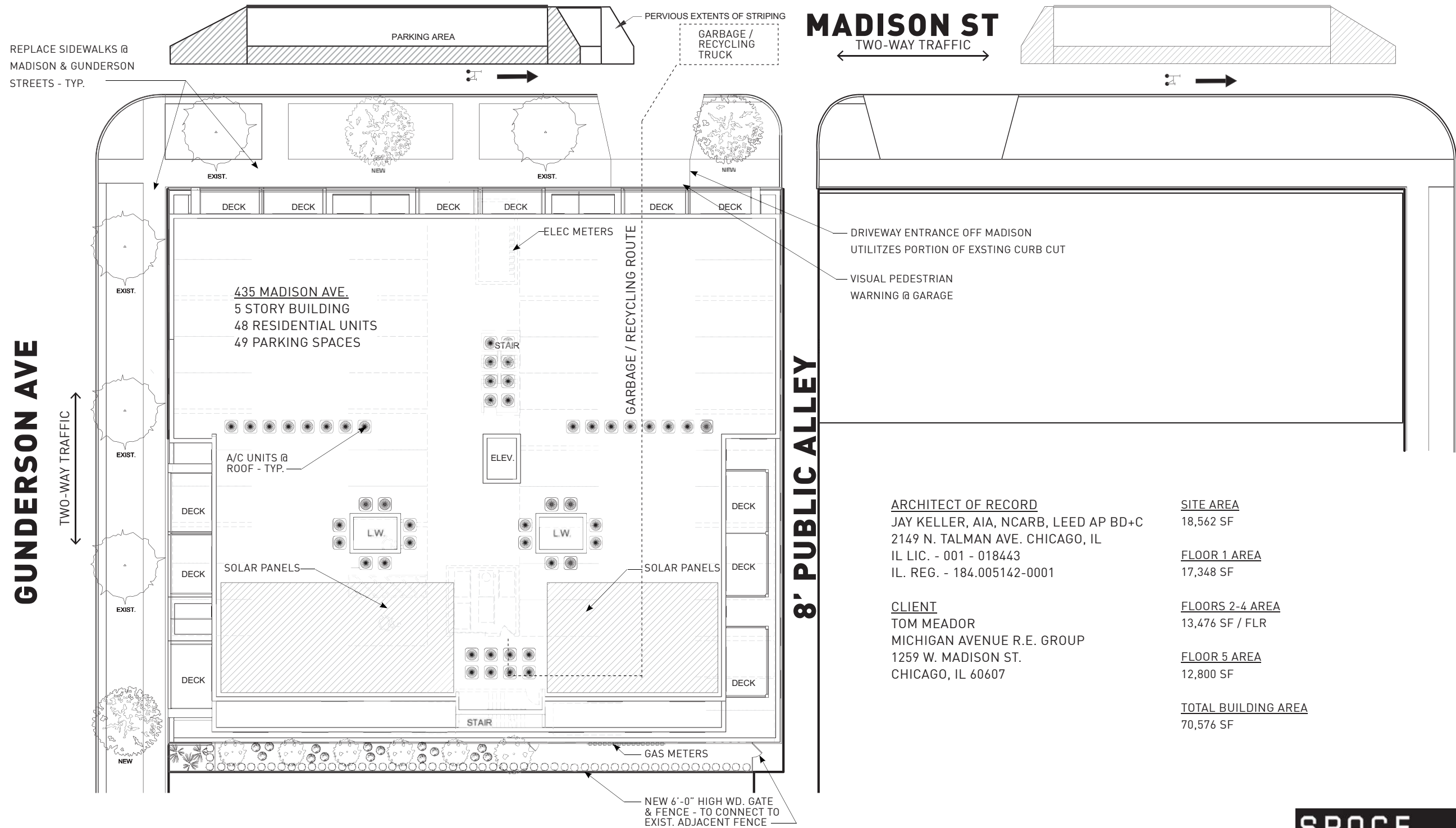
- Energy Efficiency Upgrade

Solar photo-voltaic panels

Common area electric usage

Upgrades Energy + Sustainability to

2 Green Globes status



1 SITE PLAN
SCALE: 3/64" = 1'-0"



ARCHITECT OF RECORD
JAY KELLER, AIA, NCARB, LEED AP BD+C
2149 N. TALMAN AVE. CHICAGO, IL
IL LIC. - 001 - 018443
IL. REG. - 184.005142-0001

CLIENT
TOM MEADOR
MICHIGAN AVENUE R.E. GROUP
1259 W. MADISON ST.
CHICAGO, IL 60607

SITE AREA
18,562 SF

FLOOR 1 AREA
17,348 SF

FLOORS 2-4 AREA
13,476 SF / FLR

FLOOR 5 AREA
12,800 SF

TOTAL BUILDING AREA
70,576 SF

SPACE ARCHITECTS + PLANNERS	A0.6
	03.02.20
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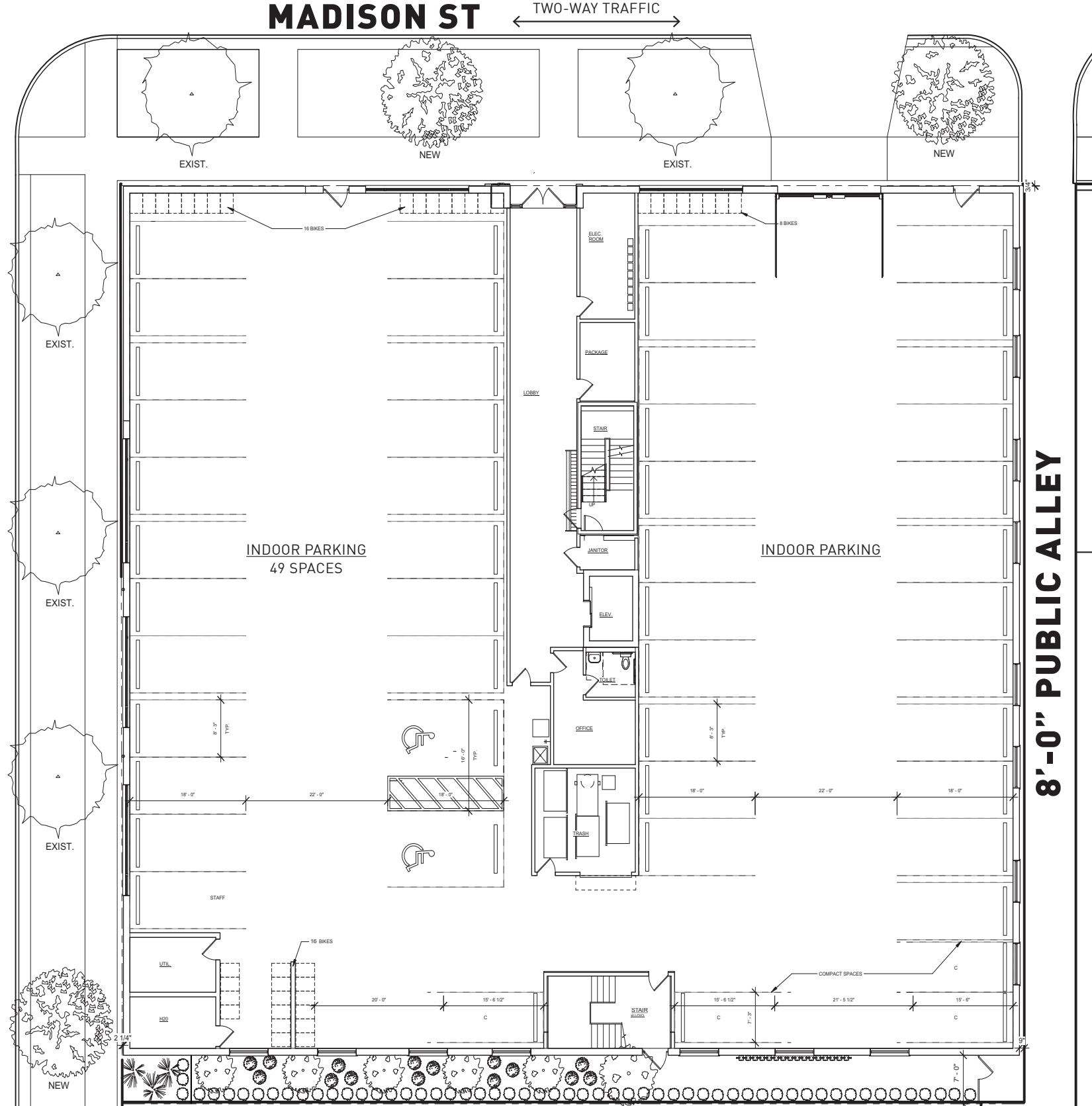
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1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



GUNDERSON AVE

TWO-WAY TRAFFIC



TYPICAL FLOOR AREA
FLOOR 1 ~ 17,348 SF

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1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

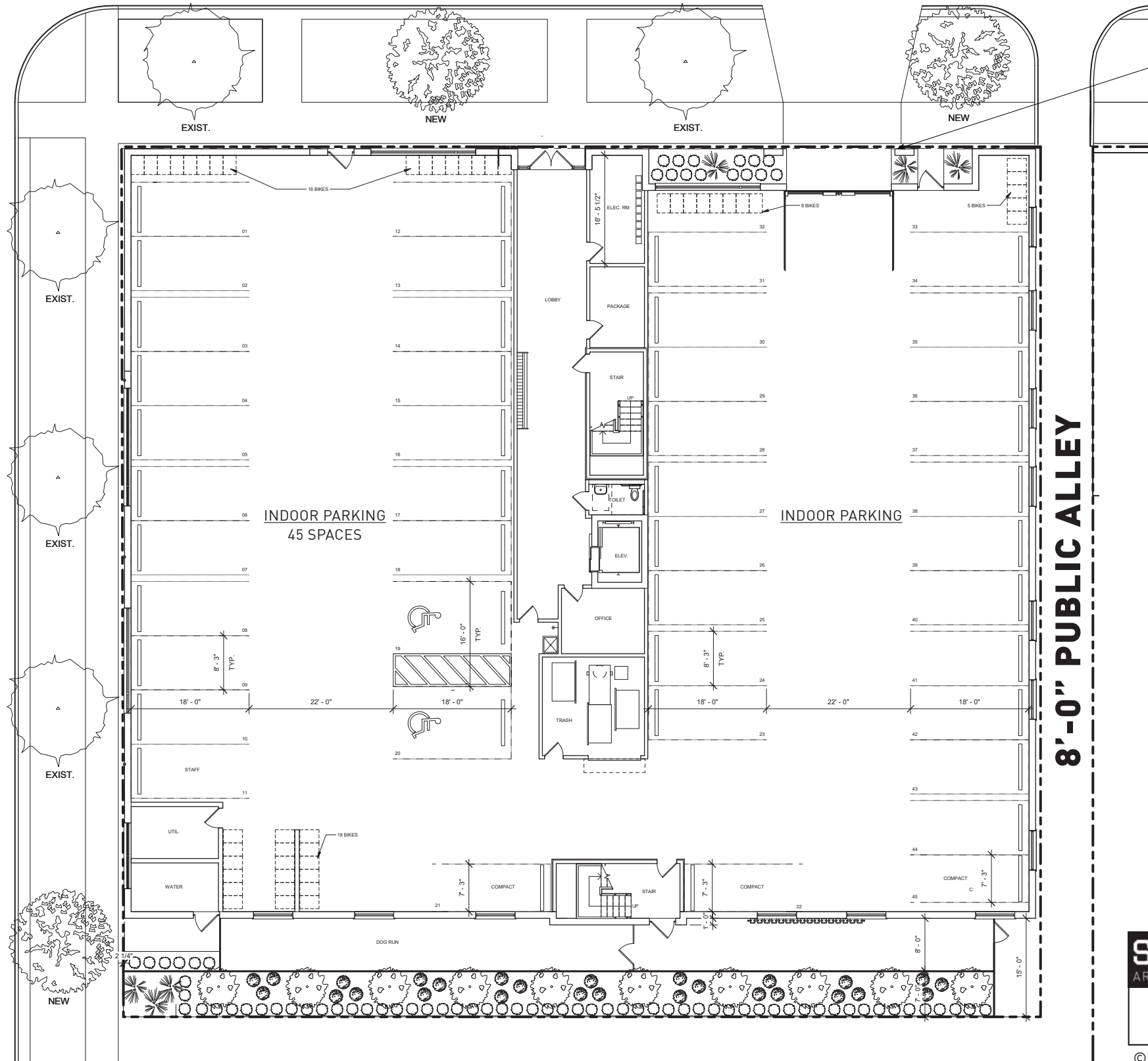


GUNDERSON AVE

TWO-WAY TRAFFIC

MADISON ST

TWO-WAY TRAFFIC



VISUAL PEDESTRIAN WARNING
@ RECESSED GARAGE ENTRANCE

FIRST FLOOR AREA
FLOOR 1 ~ 16,006 SF

8'-0" PUBLIC ALLEY

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Enhancements + Modifications

- Additional contribution to the Housing Fund

additional compensating benefit:

\$50,000 contribution to the Oak Park Housing Fund

Madison + Gunderson Place

435 Madison Street

Oak Park