



PRESENTATION TO MADISON STREET COALITION  
**500 LYMAN, OAK PARK, IL**

Presented: July 11, 2018

Tim Pomaville, President, Ambrosia Homes Incorporated

5401 W Lawrence #30137, Chicago, IL 60630; 312-437-8292 (mobile), 312-268-5491 (fax)

[Tim.Pomaville@AmbrosiaHomesInc.com](mailto:Tim.Pomaville@AmbrosiaHomesInc.com) [www.AmbrosiaHomesInc.com](http://www.AmbrosiaHomesInc.com)

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# Ambrosia Homes



- Principal: Tim Pomaville, MBA, CPA
  - Company started in 2008
  - Locally owned; based in Chicago
  - Builds single family homes, condos and apartment rentals
  - We build in Chicago, Oak Park, La Grange and other infill areas
  - Since 2008, we have built and sold over 90 homes in Chicagoland including single family detached and attached units





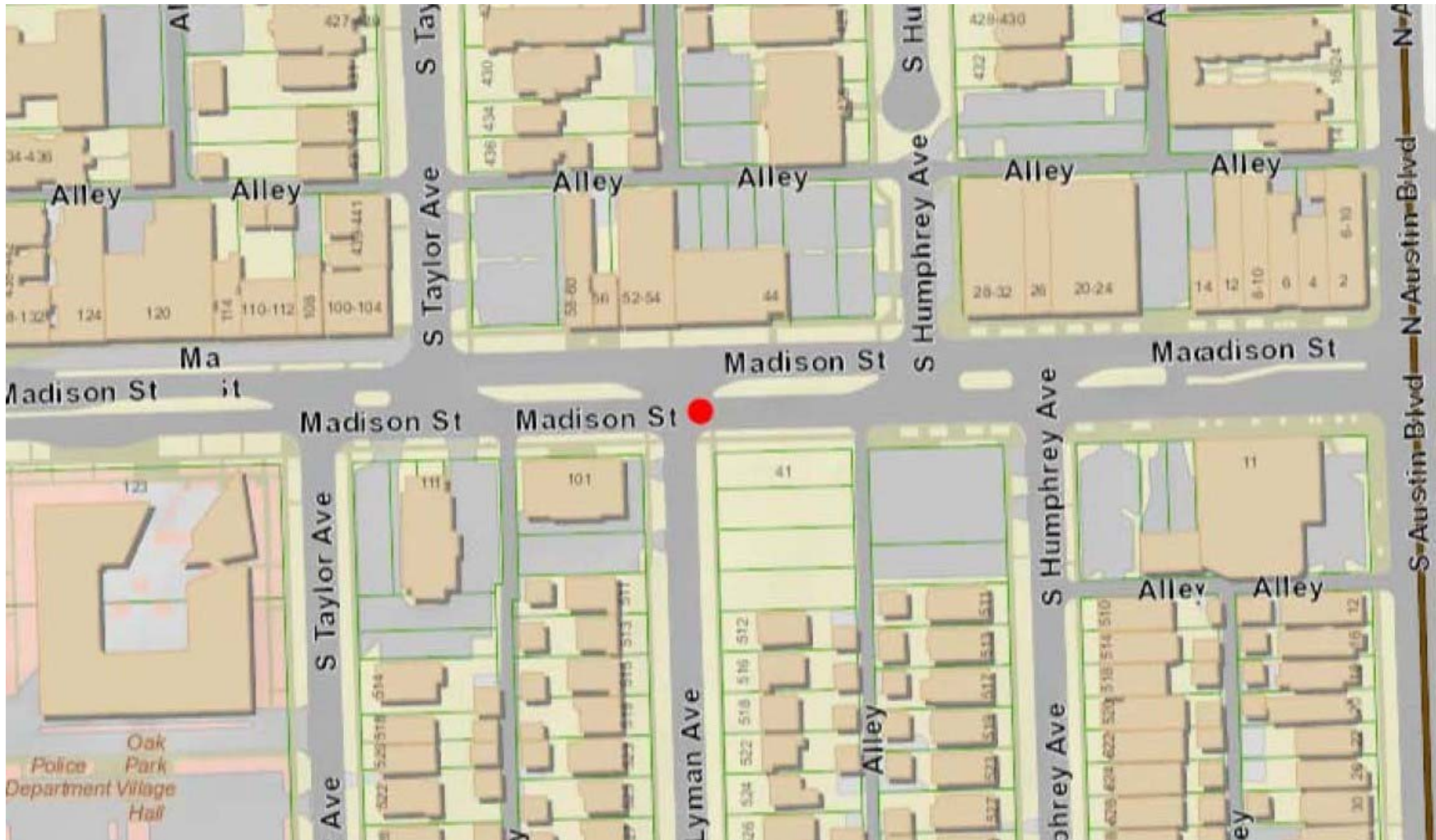
# Ambrosia Homes in Oak Park

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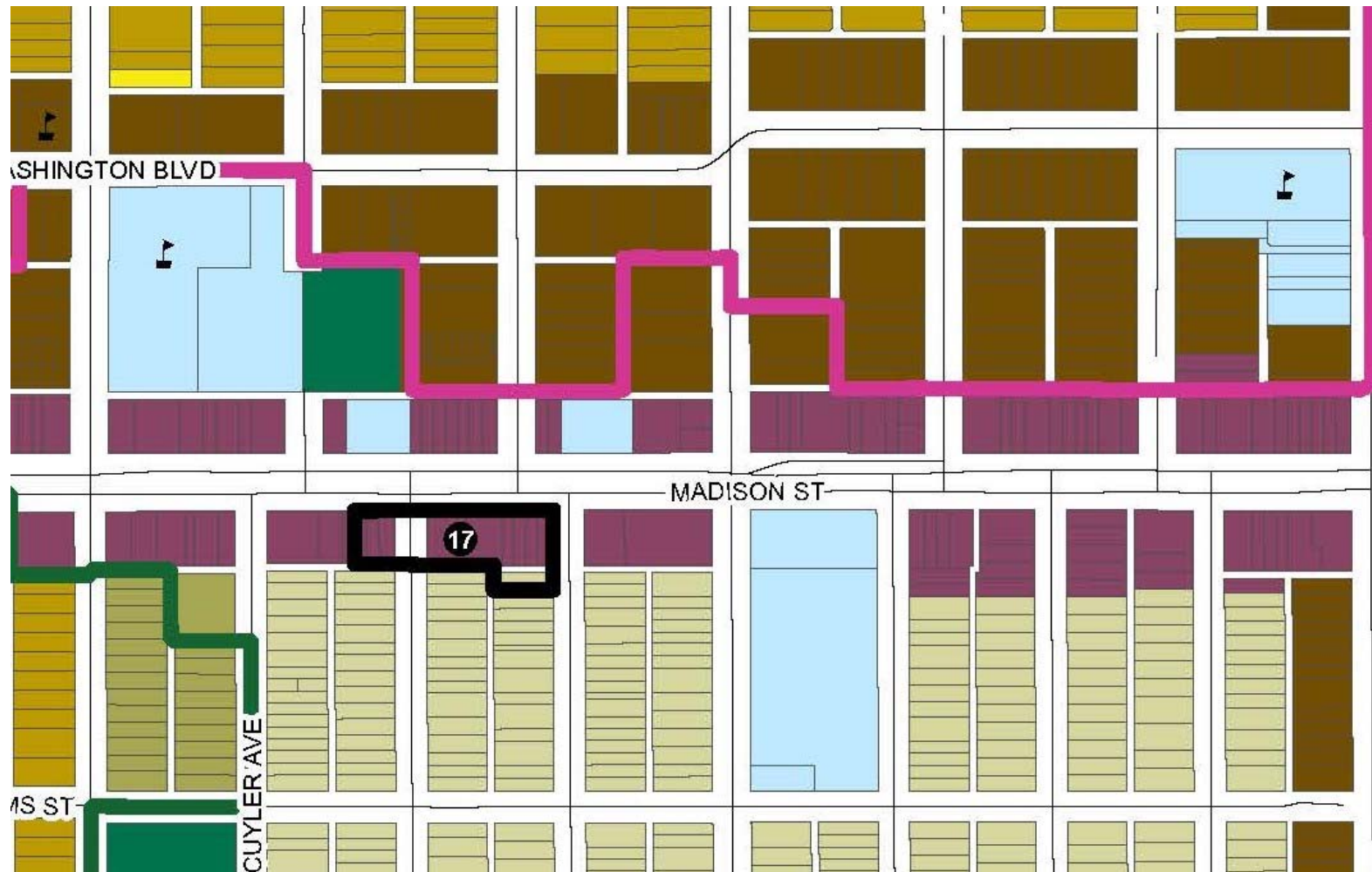


- 1164 S Clinton (Gut rehab single family home)
  - 1231 N Hayes (New construction single family home)
  - 1022 N Lombard (New construction single family home)
  - 805 S Taylor (Gut rehab single family home)
  - 704 S Wisconsin (New construction single family home)
  - 1181 S Oak Park Ave (New construction single family home)
  - 1171 S Humphrey (New construction single family home)
  - 1154 S Lombard (New construction single family home)
  - 1159 S Lyman (Proposed new construction single family home)
  - 1136 S Harvey (Proposed new construction single family home)
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# Area map



# Zoning map: MS Madison Street





# Subject property photos



# Property photos: Madison Ave

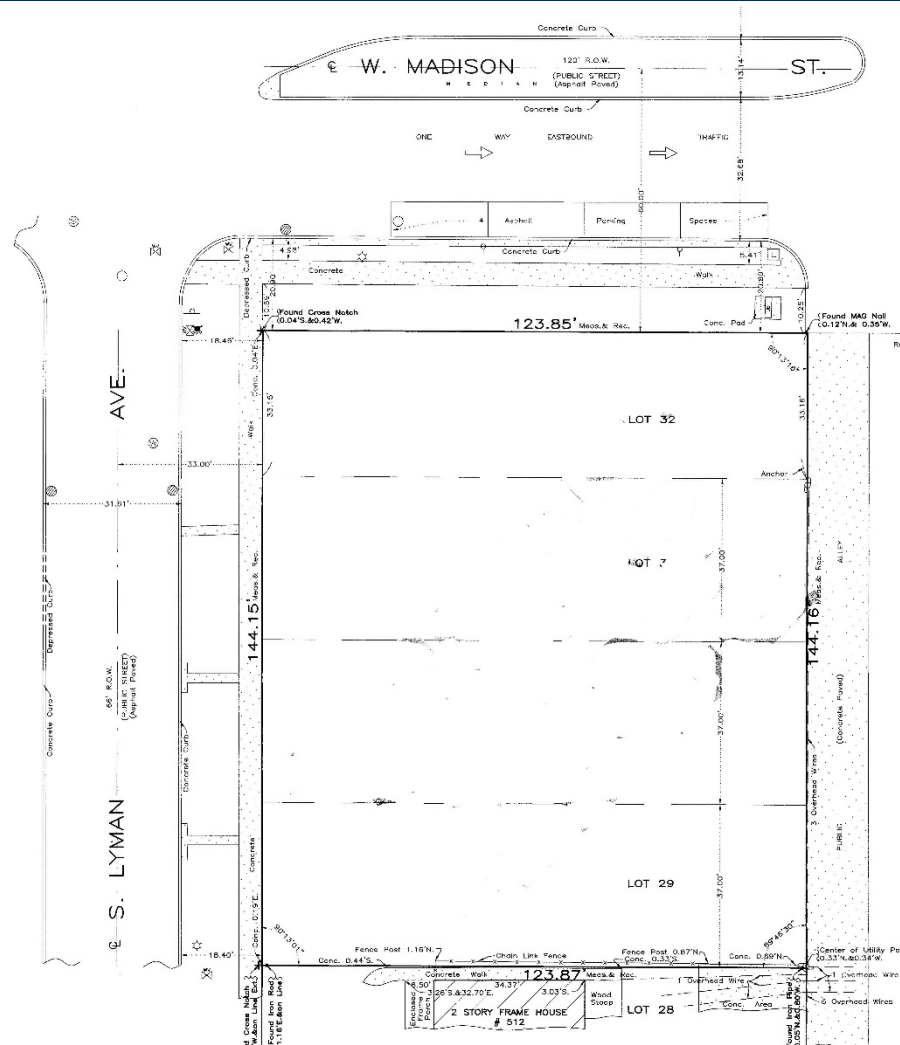




# Property photos: Lyman Ave



# Survey of the property: 123.85' x 144.15'



**17,853 SF of Land**

# Project summary



- New construction apartment building w/ adjacent, on-site parking
- Three story building, frame construction
  - 23 residential units (750 SF of land per 1 residential unit)
  - Building height: 37.5'
  - Average net apartment unit size: 1,000 SF
  - Gross building area: Approx. 25,000 SF
- Unit Mix:
  - 20- two bedroom two bath units
  - 2- one bedroom one and a half bath units
  - 1- three bedroom two bath unit
- 23 parking on-site parking spots
  - Parking lot is secure: fully fenced with sliding gates
  - Includes handicap parking, loading zone



# Project summary (Cont.)

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- Building characteristics/ amenities
    - Three story structure: Hardie board and stone exterior
    - Elevator building
    - Lobby with package receiving room
      - Shipping companies will have codes, residents able to buzz people into building from smart phone for deliveries
    - Dry-cleaning drop-off/ pickup lockers
    - Dog spa
    - Bike room
    - Smart cameras in common areas/ all visible from smart phones
    - Pet friendly building
    - Fully sprinklered
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# Project summary (Cont.)

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- Unit amenities
    - Every unit has private outdoor space
    - In unit laundry
    - In unit furnace/ a/c/ Nest thermostats
    - 9' ceilings w/ modern, open layouts
    - Chef's kitchens w/ islands
    - Quartz countertops
    - Master bathrooms; Walk in closets
    - Luxury vinyl tile flooring (LVT)
    - Wi-Fi included in rent
    - Key fob unit access/ smart phone access
    - Professionally managed (24/7 800# access for emergencies)
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# Project summary (Cont.)

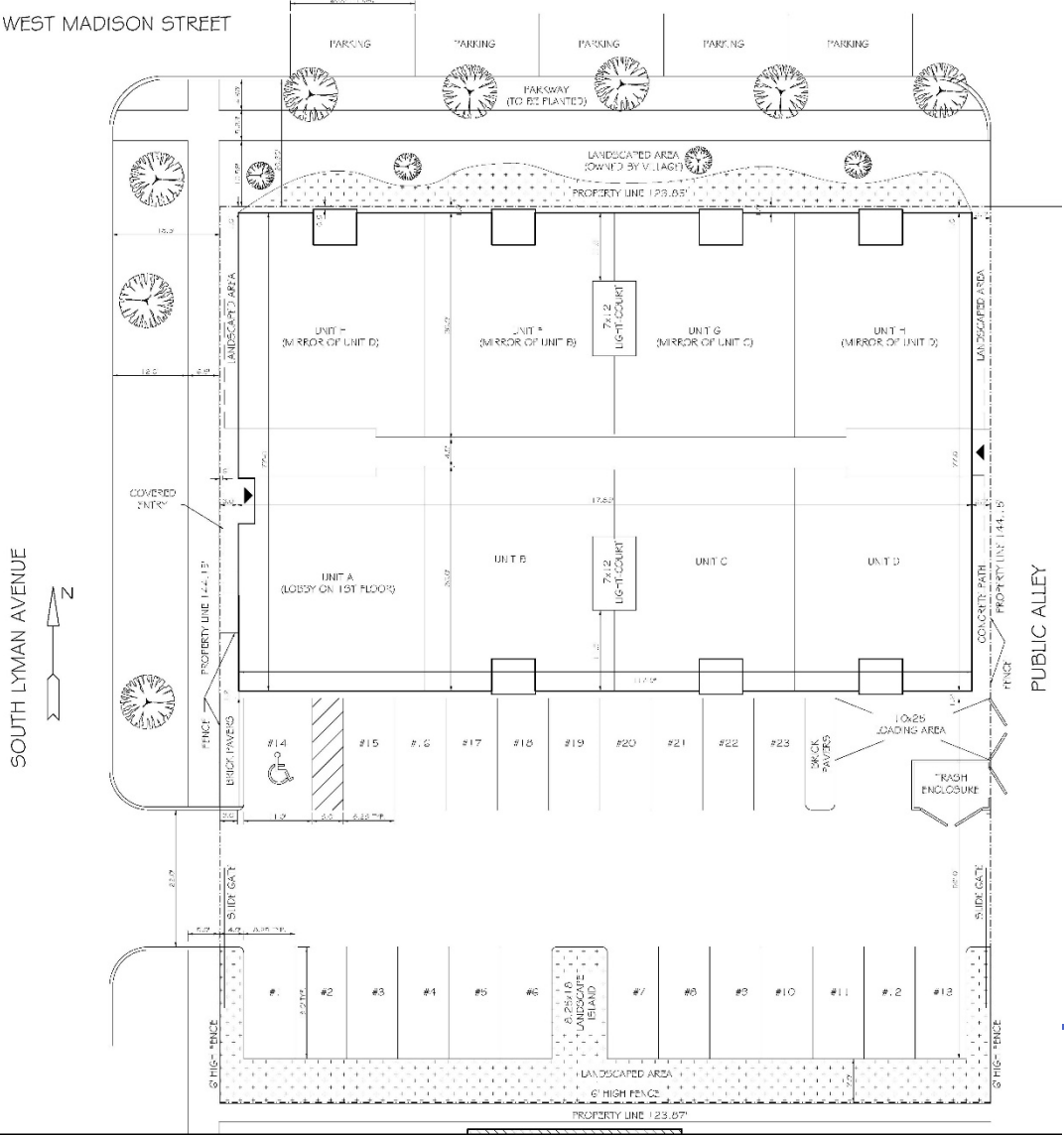
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- Marketing Summary
    - Class A building, just smaller
    - Class A individual units
      - Condo quality; Identical to other new construction apartments in Oak Park
    - Professionally managed
    - On site, secure parking
    - Less amenities; no fulltime, on-site employees
    - All units are market rate
    - We can price these units less than the fully amenitized projects on the West side of Oak Park
    - The units will be priced higher than the existing, vintage walk-up units nearby
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# Site plan with landscaping and parking



# Proposed rendering: Madison Street





# Proposed rendering: Lyman Avenue





# Proposed rendering: At the corner



# Architecture

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- Architect: Dennis Kulak, KLLM Architects
    - Wanted project to feel residential
    - Focused on the homes on Lyman for design cues
    - Keep front of building on Lyman since it is residential project
    - Want lobby to be accessible from Lyman and from parking lot
    - Desire for residents to feel like part of community, participate in block parties, etc.
    - Tried to hide parking from Madison
    - Minimal setback on Madison- 6”
    - Set backs on Lyman and Alley: 3’
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# Needed from Village

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- Lot currently zoned MS Madison Street
  - Apartments are allowed as of right
  - Parking is being provided on site at 1 spot to 1 residential unit
  - Landscape buffer provided between project and existing house on Lyman
- Need special use permit to allow for residential use on the ground floor
  - No commercial tenants/ uses as part of this project
- Need maintenance agreement/ install easement for landscaping for the 10' area between the Property and Madison Street
- Not requesting any variances; building as of right



# Elevations: Madison St & parking lot



NORTH ELEVATION (MADISON)



SOUTH ELEVATION (PARKING LOT)



# Elevations: Lyman Ave & alley

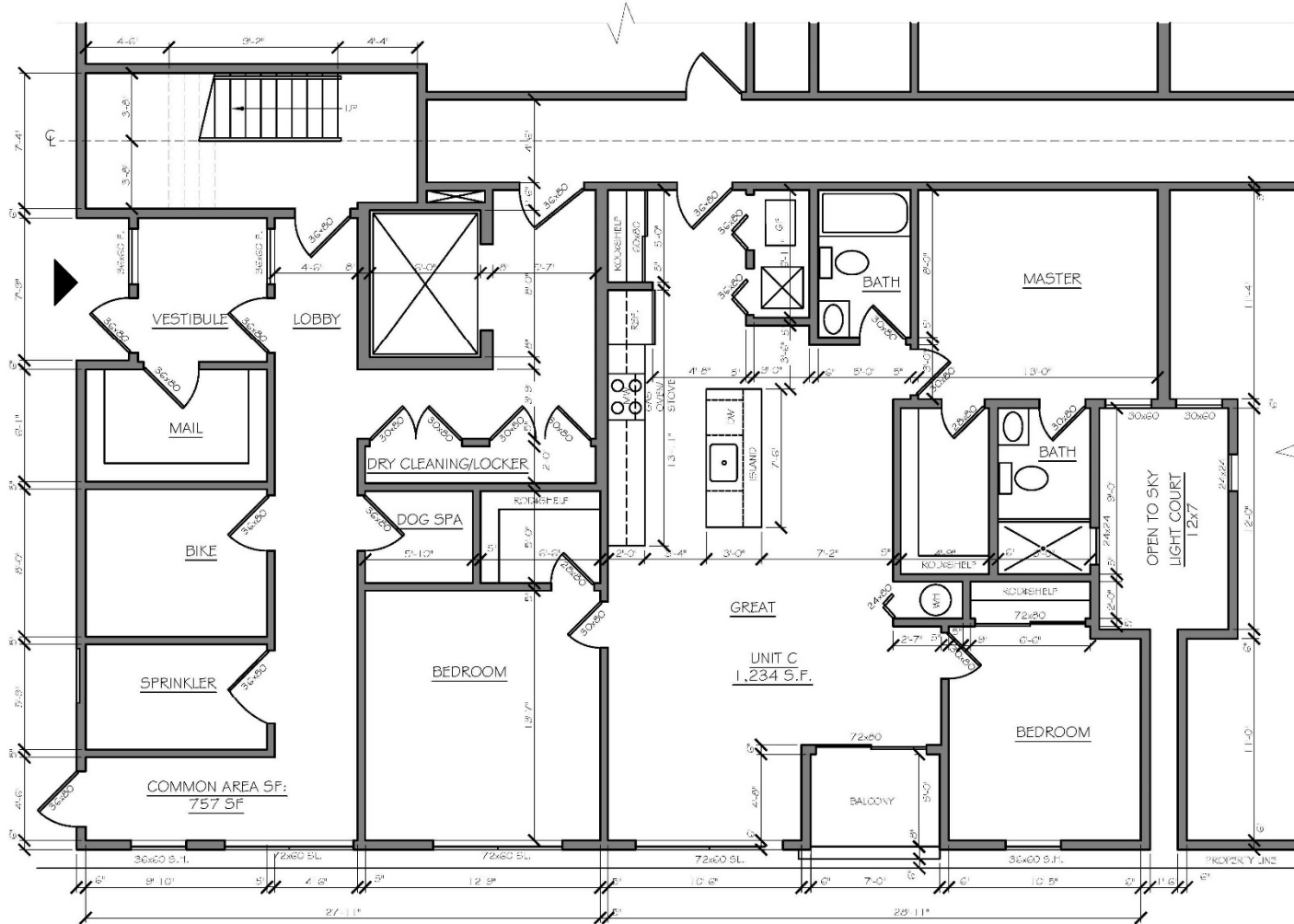


WEST ELEVATION (LYMAN)



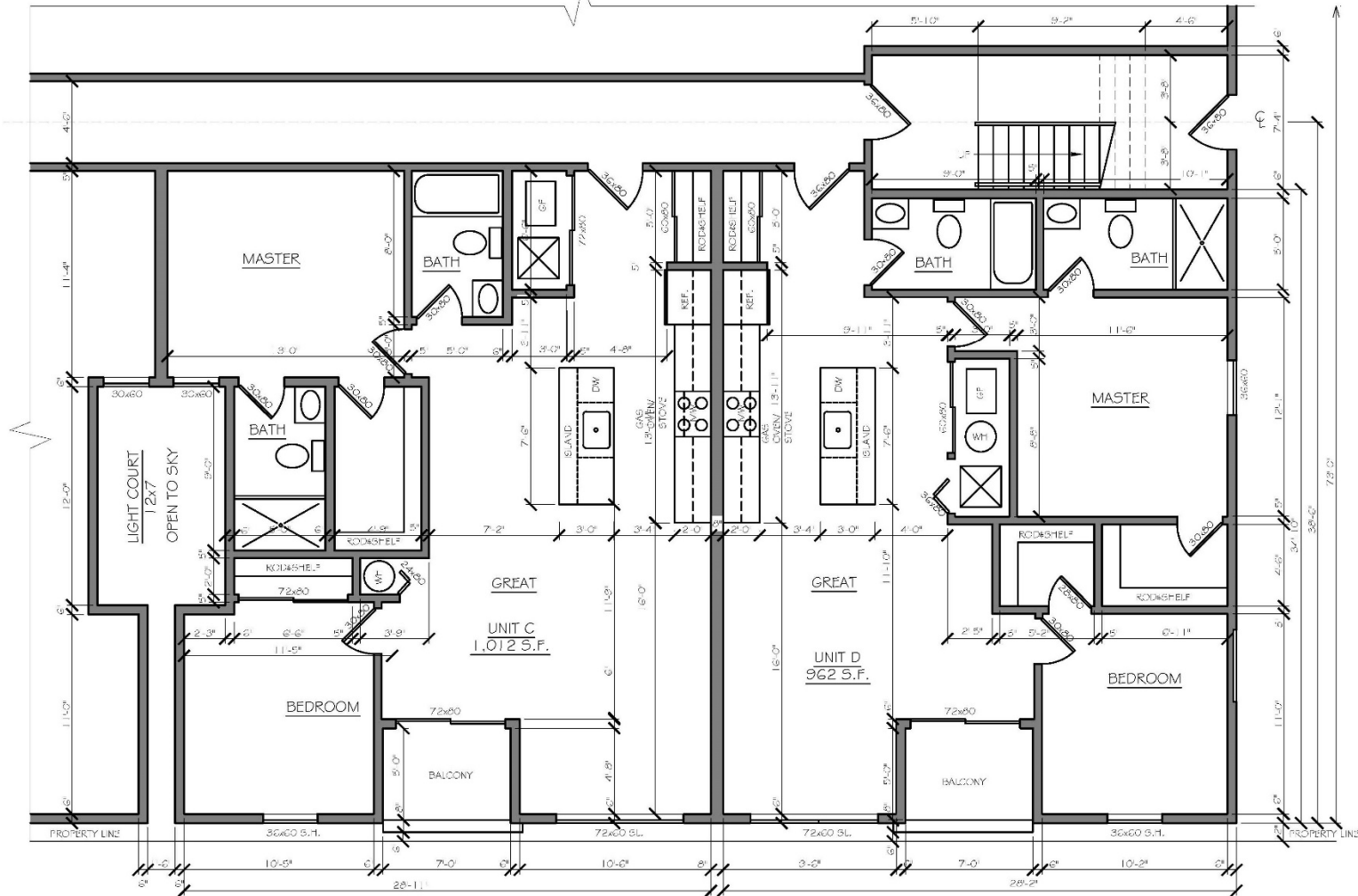
EAST ELEVATION

# Floor plans: First floor lobby




 LOBBY/ENTRY & UNIT B- 1ST FLOOR  
 (SOUTH/WEST SIDE OF BUILDING)

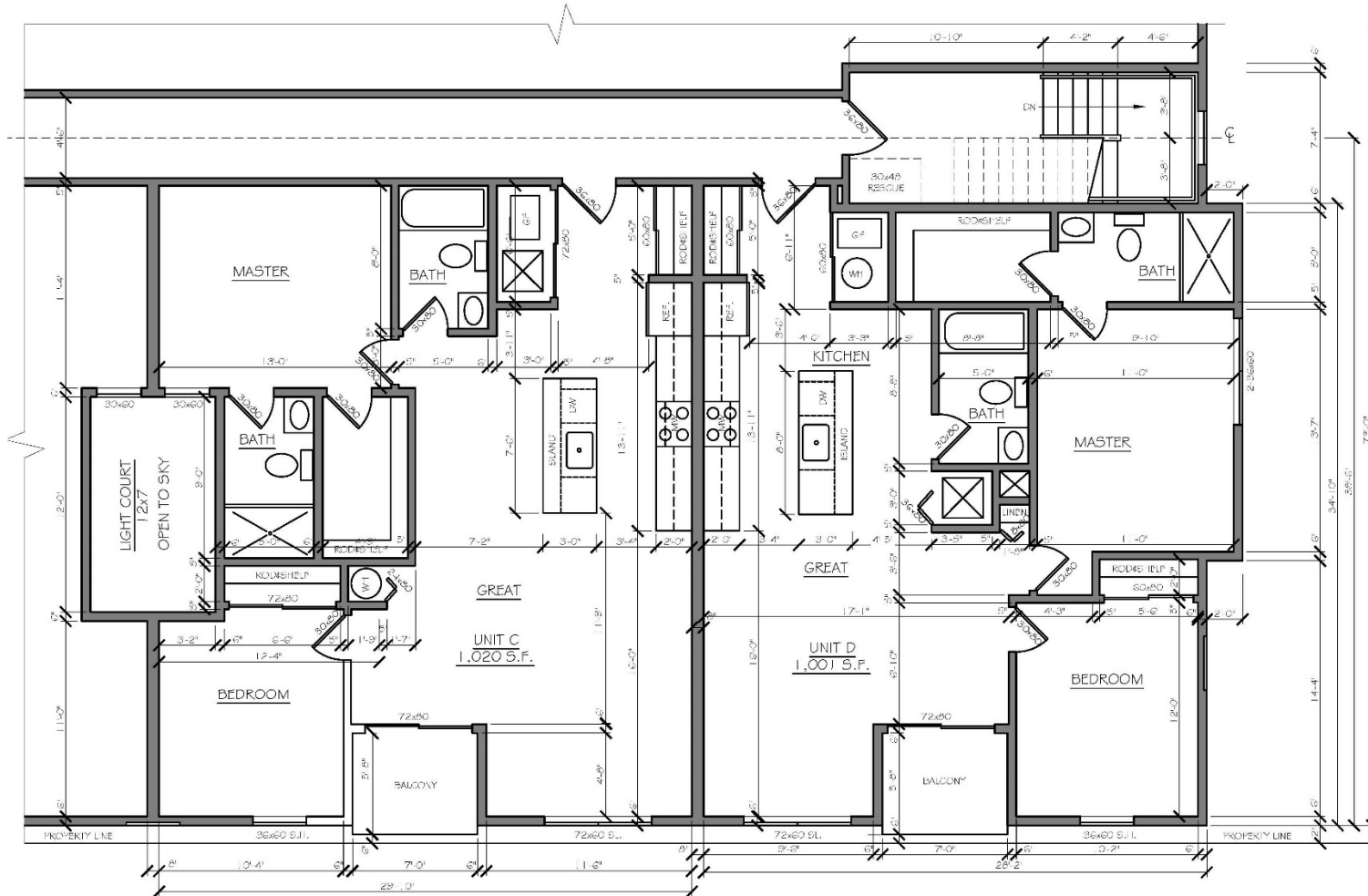
# Floor plans: First floor two bed units



UNIT C & D- 1ST FLOOR  
(SOUTH SIDE OF BUILDING)

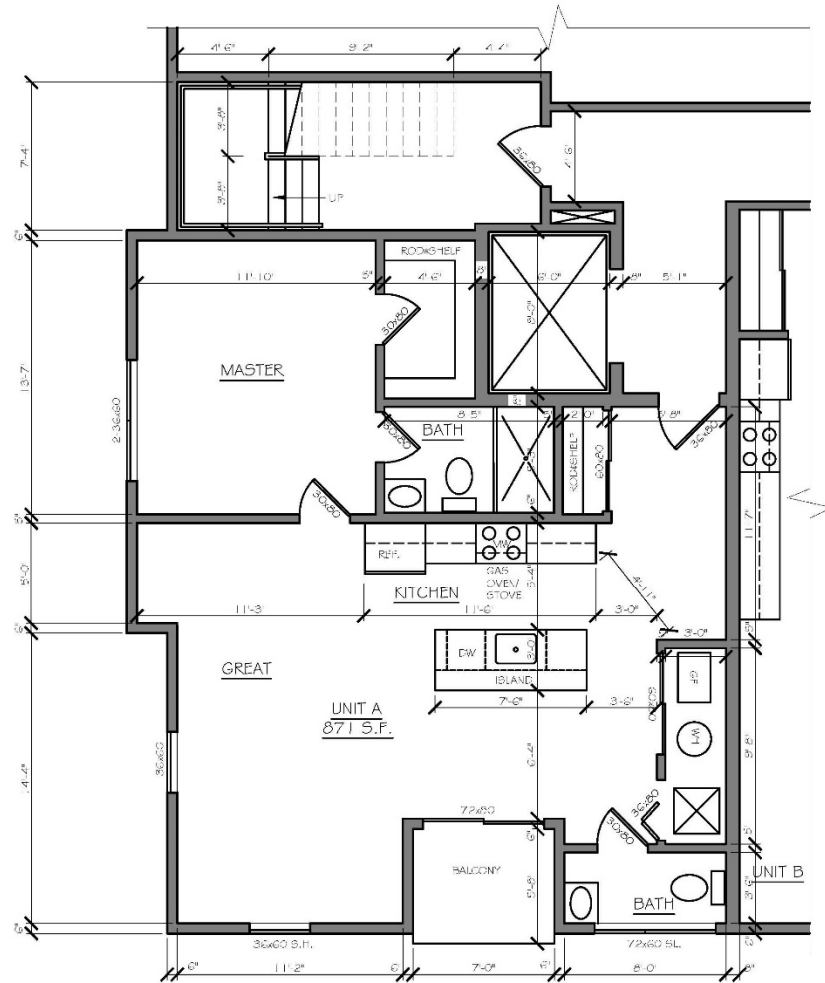


# Floor plans: Second/ third floor two bed units



UNIT C & D- 2ND & 3RD FLOOR  
(SOUTH SIDE OF BUILDING)

# Floor plans: One bedroom units



UNIT A (ABOVE LOBBY)- 2ND & 3RD FLOOR  
(SOUTHWEST SIDE OF BUILDING)



# Questions???

