



OAK PARK COMMONS

INTERGENERATIONAL COHOUSING COMMUNITY

Oak Park Commons Cohousing sets a new standard for community living in Oak Park. Located at the corner of Madison Street and Carpenter Avenue, this beautifully designed five-story condominium development sits a short walk from the vibrant downtown Oak Park entertainment district and the Oak Park Avenue restaurant and shopping district. Nestled within a charming commercial and residential neighborhood, the well laid out, single floor homes are designed with a sense of openness and light.

This is your opportunity to own and personalize your dream home in the only building of its kind in Illinois, located in beautiful Oak Park.

The one, two, and three-bedroom condominiums include great rooms, professional grade kitchens, primary suites with ample closets and private storage units. The open layout of each home allows buyers to personalize to their taste. Spacious great rooms and balconies are perfect for entertaining.

The community is located mere steps from nearby shopping including the new Pete's Fresh Market, multiple pharmacies, traditional and international restaurants, boutique stores and much more. Multiple public transportation options are just a ten-minute walk away.

Building and Unit Description

The Oak Park Commons building features a five-story brick and panel facade with modern architectural elements. The first floor includes a tastefully appointed lobby with elevator, secure parking with EV charging, and a bicycle storage room.

The second through fourth floors are residential, with seven (7) one to three-bedroom units per floor. The fifth floor consists of three (3) two and three-bedroom units, common spaces that include an expansive community room with commercial kitchen and fireplace, a reading room, a children's playroom, an exercise room and a guest suite. This top floor also features a large terrace and rooftop garden.

The design of the units features an open floor plan, allowing some units to include a separate dining area. With 9 and 10-foot ceiling heights and large open spaces, the units feel airy and bright. All two-bathroom units will have a primary suite with walk-in closets and private bath, laundry room, a second full bath, ample closet space and large private balconies. Three of the 2nd floor units will have extended terraces. The living areas in all units will have wide plank real wood engineered flooring with personalized tile in the baths and carpeting standard in the bedrooms.

Building Amenities

- ~Architecturally distinctive facade design
- ~Masonry construction with rich architectural detail
- ~Designer appointed lobby and building corridors
- ~State of the art intercom and camera system
- ~Modern open floor plans
- ~Elevator building
- ~Secured parking
- ~Bike room
- ~Private storage units
- ~Designer lighting
- ~High efficiency hybrid hot water system
- ~9 and 10-foot ceiling height
- ~Solid core doors with contemporary trim
- ~Handicapped accessibility

Community Spaces

- ~Large gathering room with fireplace
- ~Large commercial kitchen
- ~Reading room
- ~Children's playroom
- ~Exercise room
- ~Guest suite
- ~Large roof terrace with covered pergola
- ~Fire pit and grills
- ~Beautiful roof garden
- ~Public custom outdoor art mosaics

Unit Amenities

- ~One, two and three-bedroom unit floor plans
- ~One to two large private balconies per unit
- ~Solid core doors with brushed nickel hardware
- ~Designer carpeting in bedrooms
- ~Designer lighting throughout the unit
- ~Cable TV hub for WiFi
- ~Generous closets throughout
- ~In-unit laundry including high efficiency washer and dryer

Main Living

- ~Spacious great rooms and large private balconies ideal for entertaining
- ~Wide plank engineered real wood floors in the living, dining and kitchen areas
- ~Phone, cable and high-speed internet connections
- ~Designer lighting
- ~Many finish options

Kitchens

- ~42-inch designer cabinetry by Altierra Home Furnishings Inc.
- ~Quartz marble-look countertops
- ~Full height, porcelain backsplash
- ~Spacious kitchen with peninsula breakfast bar
- ~Wide plank, real wood engineered floors throughout
- ~Designer faucet and stainless steel undermount sink
- ~Designer lighting package
- ~Under cabinet lighting option
- ~Under sink disposal
- ~Full height pantry cabinets in some units
- ~Stainless steel ENERGY STAR appliances
- ~Designer grade appliance package including induction range
- ~Designer services and appointments

Baths

- ~Spacious custom shower in en-suite bathroom
- ~Large vanities
- ~Single undermount vanity sink with quartz top
- ~Optional second vanity bowl
- ~36-inch high vanities from Altierra Home Furnishings Inc.
- ~Custom vanity mirrors with designer lighting
- ~Choice of high-end fixtures and tile
- ~Designer services and appointments

Bedrooms

- ~Designer carpet selections available for bedrooms
- ~Primary bedroom with en-suite bathroom and spacious walk-in closet (in all two and three-bedroom units)
- ~Solid core doors with brushed nickel hardware

Options and Upgrades Per Plan

- ~Designer plumbing and lighting packages
- ~Custom built-in cabinetry and trim options
- ~Closet systems
- ~Sound systems
- ~Custom designer services available
- ~Window treatments
- ~Heated bathroom floors
- ~Wide plank real wood engineered floors in bedrooms

Eco Efficient

It is beyond question that buildings and cities are significant polluters and catalysts of climate change. Buildings and the building industry currently contribute 40-50% of greenhouse gases worldwide.

Energy efficiency has become a top concern for home buyers when choosing a new home.

Oak Park Commons' advanced thermal envelope and construction practices paired with energy efficient appliances and highly efficient mechanical systems reduce the carbon footprint of their homes and dramatically reduce home operating costs.

Oak Park Cohousing Environmental Focus Is Threefold

- ~To support a healthy environment, enhancing occupant comfort and health
- ~To increase energy efficiency, reducing emissions and energy costs
- ~To optimize resource efficiency using recycled products

Oak Park Cohousing's ongoing commitment to environmental initiatives creates healthier, more efficient and ultimately better quality homes.

Oak Park Commons Specific

- ~Transit oriented development, with CTA and Metra blocks away and 15 minutes to downtown Chicago
- ~Oak Park's shopping district nearby
- ~Highly walkable, with lively retail offerings
- ~Modern open floor plans
- ~Green roof

Comfort Systems

- ~Demising walls for sound attenuation
- ~Trus Joist silent floor system
- ~Sound reducing windows

Supporting a Healthy Environment

- ~Low VOC paints and adhesives
- ~Low VOC floor finishes
- ~Low formaldehyde content
- ~Low VOC cabinetry
- ~SmartStrand carpeting made from recycled materials
- ~Operable triple pane windows

Energy Efficiency - Advanced Thermal Envelope

- ~High efficiency heat pump heating and cooling system
- ~Central air conditioning system for maximum airflow and efficiency
- ~ENERGY STAR certified appliance package
- ~Digital programable thermostat

Increased Thermal Envelope

- ~Exterior house wrap and sealants provide moisture and air barrier
- ~High performance Low-E windows and patio doors

Resource Efficiency

- ~Water saving plumbing fixtures
- ~SmartStrand carpet selections available
- ~ENERGY STAR appliances

Eco Upgrade Options

- ~ENERGY STAR lighting
- ~LED lighting
- ~Built-in water filter at sink
- ~Wool carpet
- ~Ceiling fans