

# Mayslake Village Complex, Wings II Building

## Facts & Figures

Owner: Mayslake Village  
Type of Project: A new, replacement apartment building  
Size: 161,000 square feet  
Cost: \$17 million (total) Construction  
Time: January 2003 - April 2004  
The Need: To update the facility in order to make it more comfortable for residents  
The Challenge: Maintaining electrical power and fire protection lines during construction



OKW Architects, Inc.  
Architect

Joseph J. Ouffy Company  
General Contractor

Cowhey Gudmundson Ieder, llc.  
Consulting Engineers

Survey Systems of America, Inc.  
Land Surveyors



Built in 1965, the original, single-story efficiency apartment buildings in the Mayslake Village Complex in the suburban neighborhood of Oakbrook were small and had outlived their function and desirability. In order to create a more comfortable and enjoyable living experience for residents, these buildings were demolished and replaced by a U.S. Department of Housing and Urban Development (HUD) program apartment building.

Founded with the purpose of serving able-bodied senior citizens with modest financial means, the new five-story Wings II Building in the Mayslake complex consists of 150 one-bedroom units in an open, U-shaped plan. According to Mike Frigo, vice president of Mayslake Village, the project's owner, one of the project's unique features is that it is a very attractive building despite being low-income housing.

The new building includes three separate elevators, each with its own small lobby on every floor that lets in an abundance of sunlight in addition to providing a gathering place for residents. At each of the groundfloor lobbies is a link to the semicircle corridor of the main building, through which residents can access a cafeteria, a chapel and administrative offices.

According to Jerry D. DeCicco, vice president and co-owner of general contractor Joseph J. Duffy Company, the building's construction consists of brick and block exterior walls and block interior bearing walls with hollow-core precast concrete floors. An ample amount of glass was used on the building's exterior to allow natural light to flow into the units and provide residents with a view of the Chicago skyline.



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To further enhance residents' outlooks from their apartments, a landscaped quad was established, providing views of green spaces as opposed to parking stalls.

The interior walls of the building are metal stud and drywall, while the ceilings are exposed precast with a "popcorn" finish. "The interior design called for warm textures and colors to create a vibrant environment within the units and in the public gathering spaces," said Megen Briars, marketing coordinator for OION Architects, Inc., the project's architect.

"While working with Mayslake Village's HUD consultant, the team understood that providing a comfortable living experience was synonymous with providing safety," said Briars. To that end, an enclosed glass walkway was built to link this and other campus buildings to the main building (which houses the chapel, administrative offices and dining facilities), protecting residents from all types of weather and offering a safe and pleasant passage from

building to building. Furthermore, the building is fully equipped with handrails in all of the corridors, as well as accessible doors and entryways to accommodate those residents with special physical needs.

According to DeCicco, one of the project's challenges was maintaining electrical power and fire protection lines to the other parts of the campus while knocking down the building that housed these services in its basement. Once the building was taken down to grade level, a temporary roof was quickly set up to keep the elements from entering the basement.

Mayslake Village Complex's new Wings II Building provides a comfortable and enjoyable living environment for its residents. Said Briar, "The project received great support from the local officials, who not only see the importance of the mission of affordable senior living, but also the vibrancy and uniqueness Mayslake brings to the community." •

- Stacey Nathanson