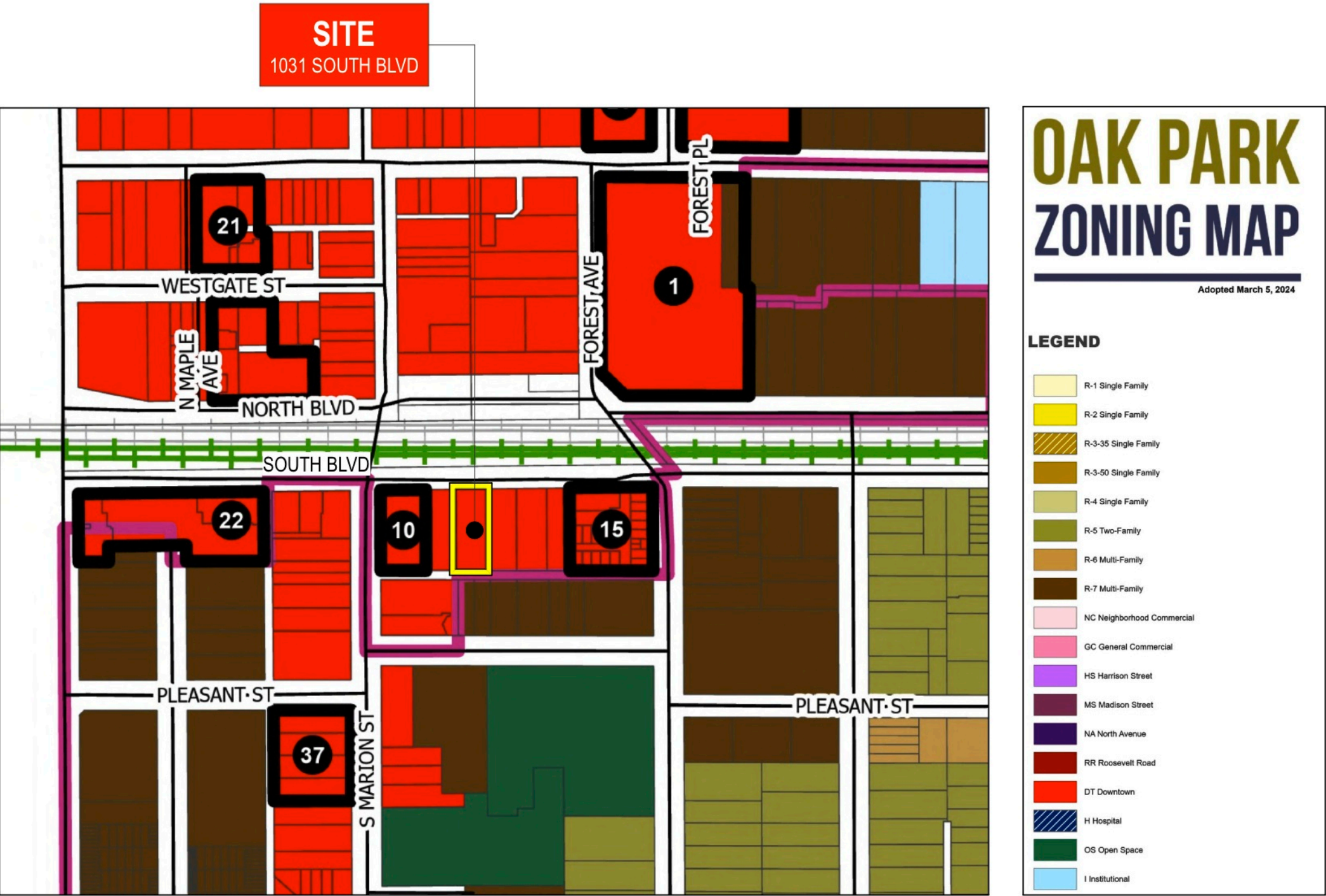




1031 SOUTH BOULEVARD BUILDING



 **ZONING MAP + SITE LOCATION**
NTS

BROOKDALE
BUILDING HEIGHT: 144' EST.

WHITECO RESIDENTIAL
BUILDING HEIGHT: 160' EST.

LAKE AND FOREST DEVELOPMENT
BUILDING HEIGHT: 229' EST.

ALBION OF OAK PARK
BUILDING HEIGHT: 223' EST.

100 FOREST PLACE
BUILDING HEIGHT: 154' EST.

OAK PARK STATION
BUILDING HEIGHT: 226' EST.

1031 S. BOULEVARD
PROPOSED HEIGHT: 115'-0"

LINCOLN DEVELOPMENT
BUILDING HEIGHT: 141' EST.

THE OAK PARK OPERA CLUB
BUILDING HEIGHT: 78' EST.

PLEASANT-MARION APARTMENTS
BUILDING HEIGHT: 97' EST.

MILLS PARK TOWER
BUILDING HEIGHT: 170' EST.



FIGURE 5-2: DT DISTRICT BUILDING HEIGHT MAXIMUMS



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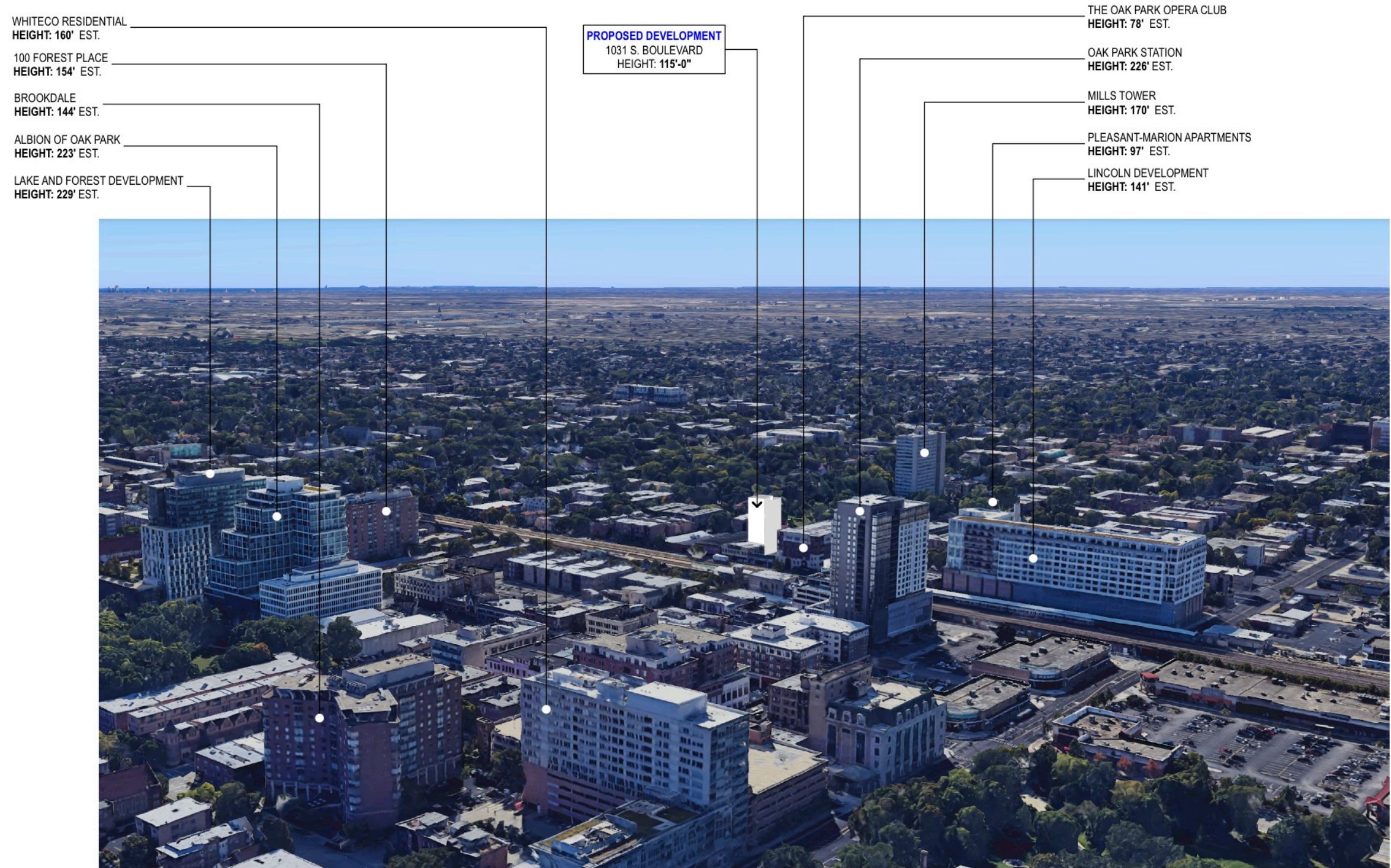
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BUILDING**
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Sheet Title
HEIGHT MAP

SK2

Sheet No.



DT DISTRICT BUILDING HEIGHT DATA



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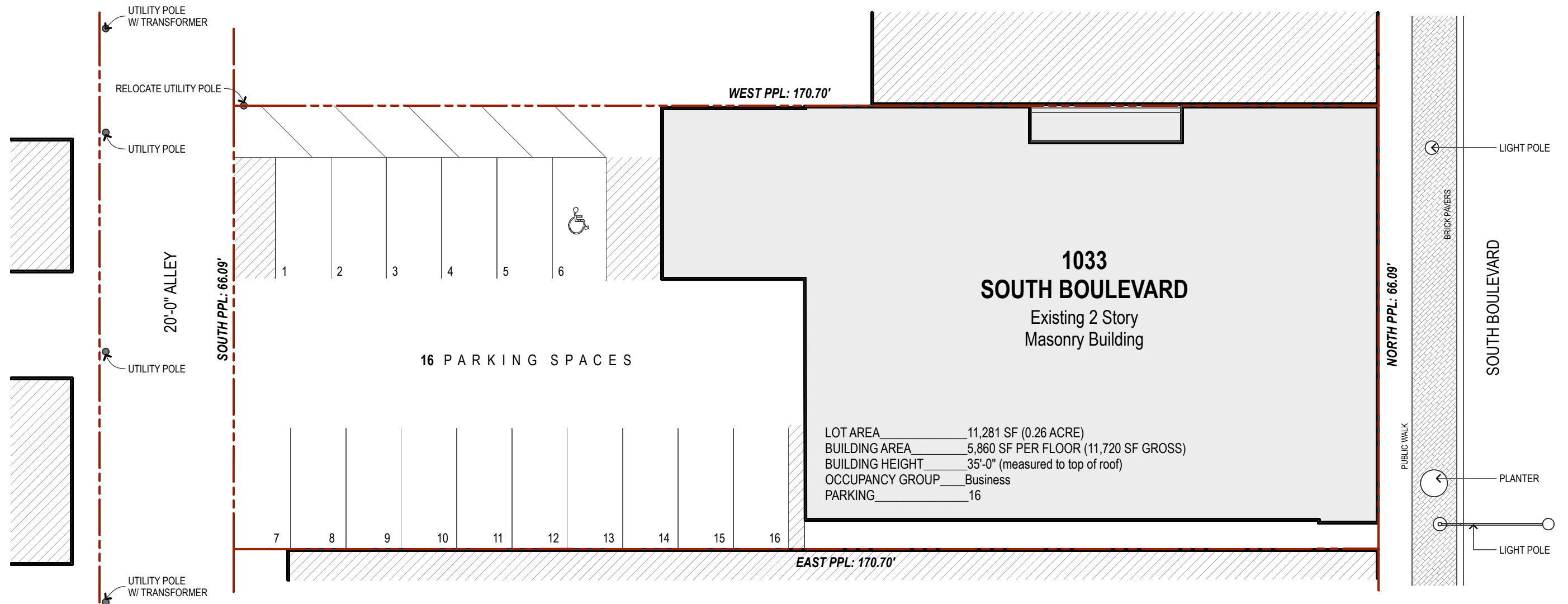
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
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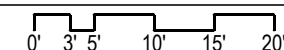
Sheet Title
HEIGHT DATA

SK3

Sheet No.



 **SITE PLAN - existing conditions**
Scale: 1/16"=1'-0"



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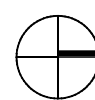
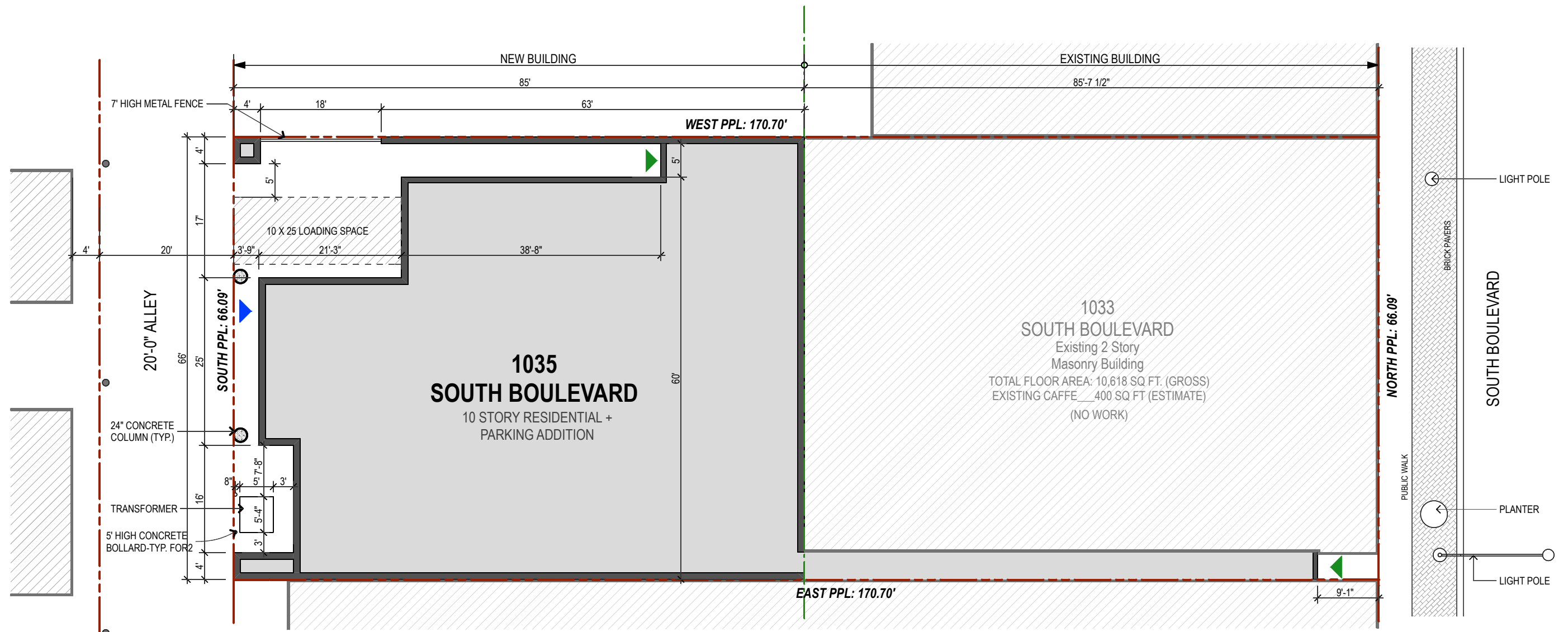
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Sheet Title
SITE PLAN

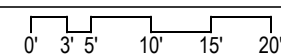
SK1.1

Sheet No.



PROPOSED SITE PLAN

Scale: 1/16"=1'-0"



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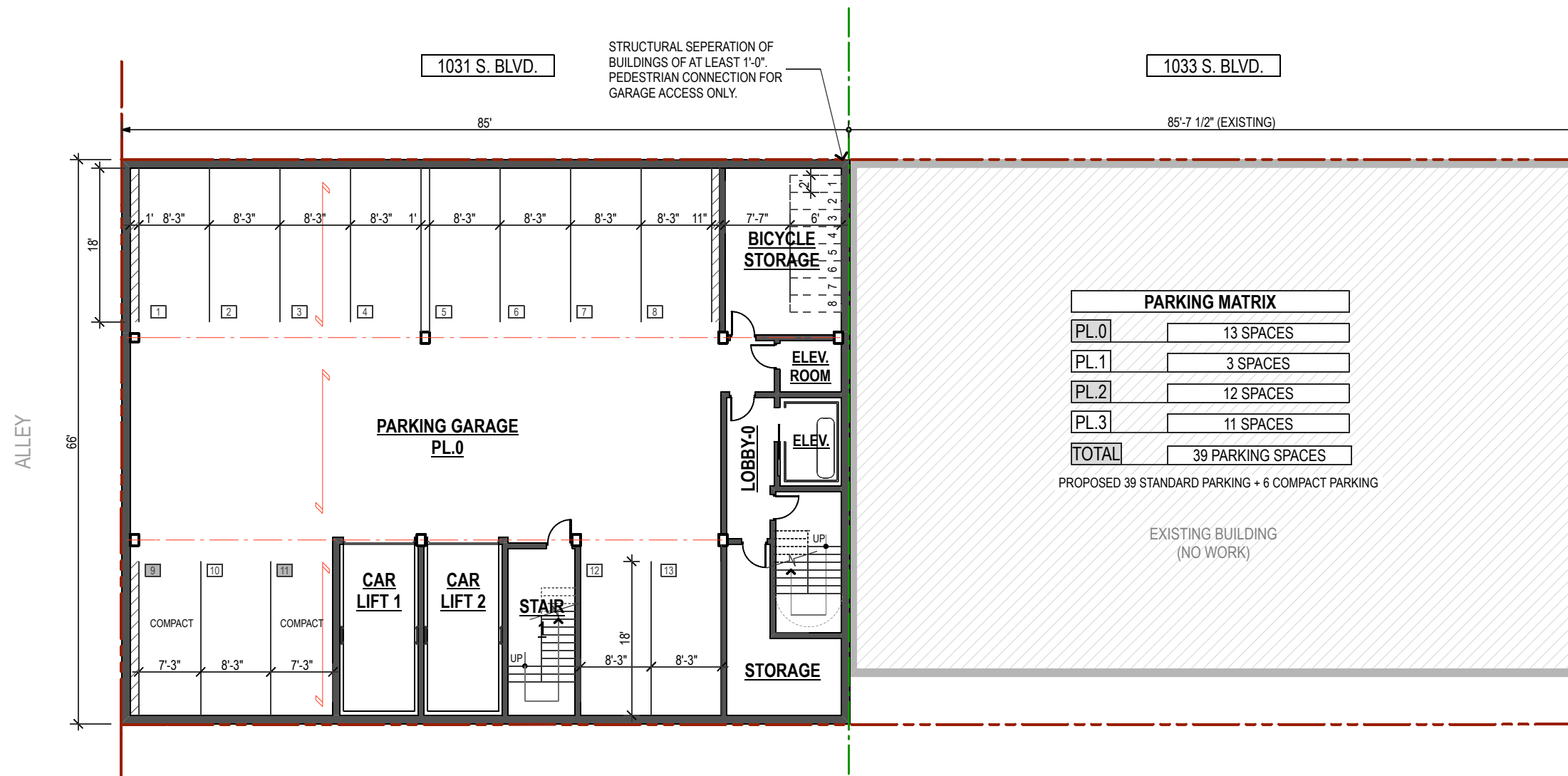
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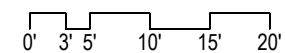
Sheet Title
SITE PLAN

SK1.2

Sheet No.



 **LOWER PARKING LEVEL - proposed**
Scale: 1/16"=1'-0"



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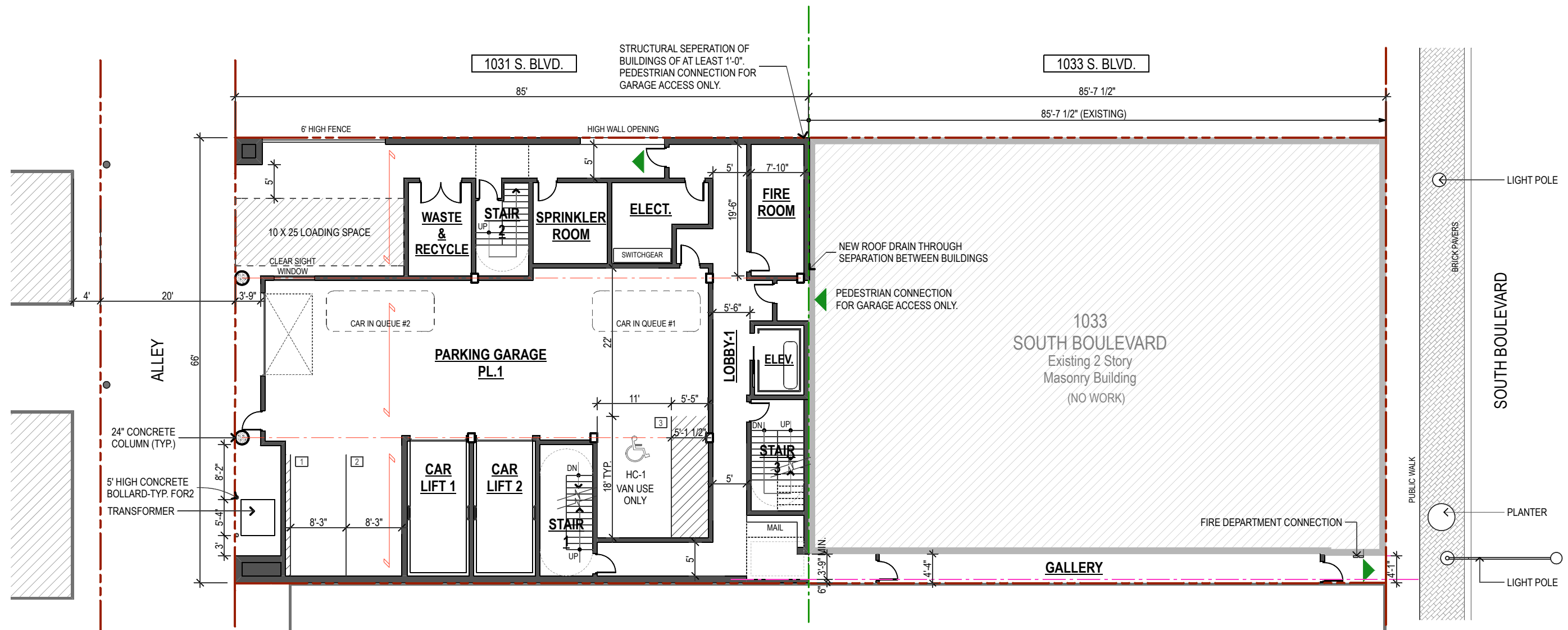
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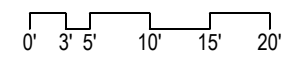
Sheet Title
PLAN

SK2.0

Sheet No.



GROUND FLOOR PLAN - proposed
Scale: 1/16"=1'-0"



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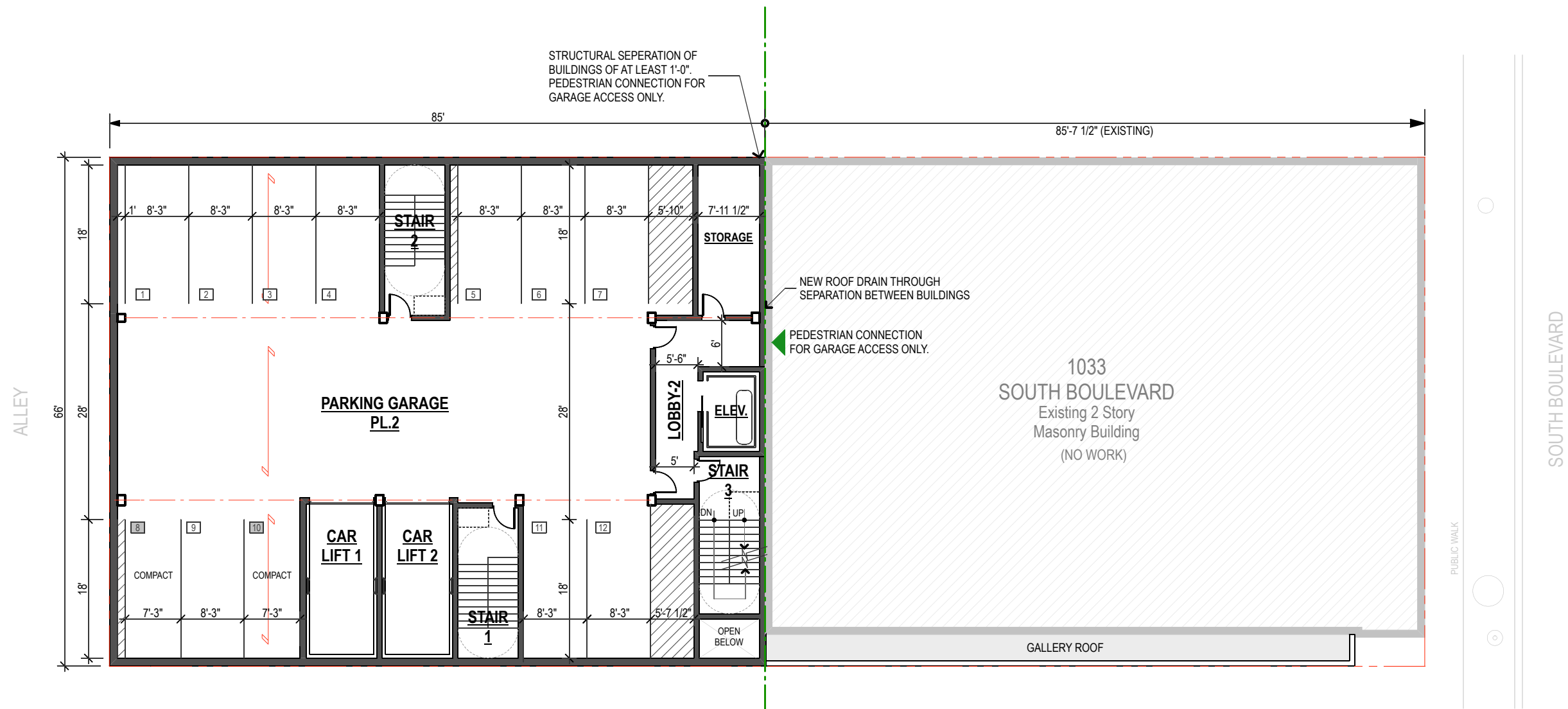
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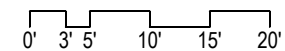
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Sheet Title
PLAN
SK2.1
Sheet No.



 **PL.2 FLOOR PARKING - proposed**
Scale: 1/16"=1'-0"



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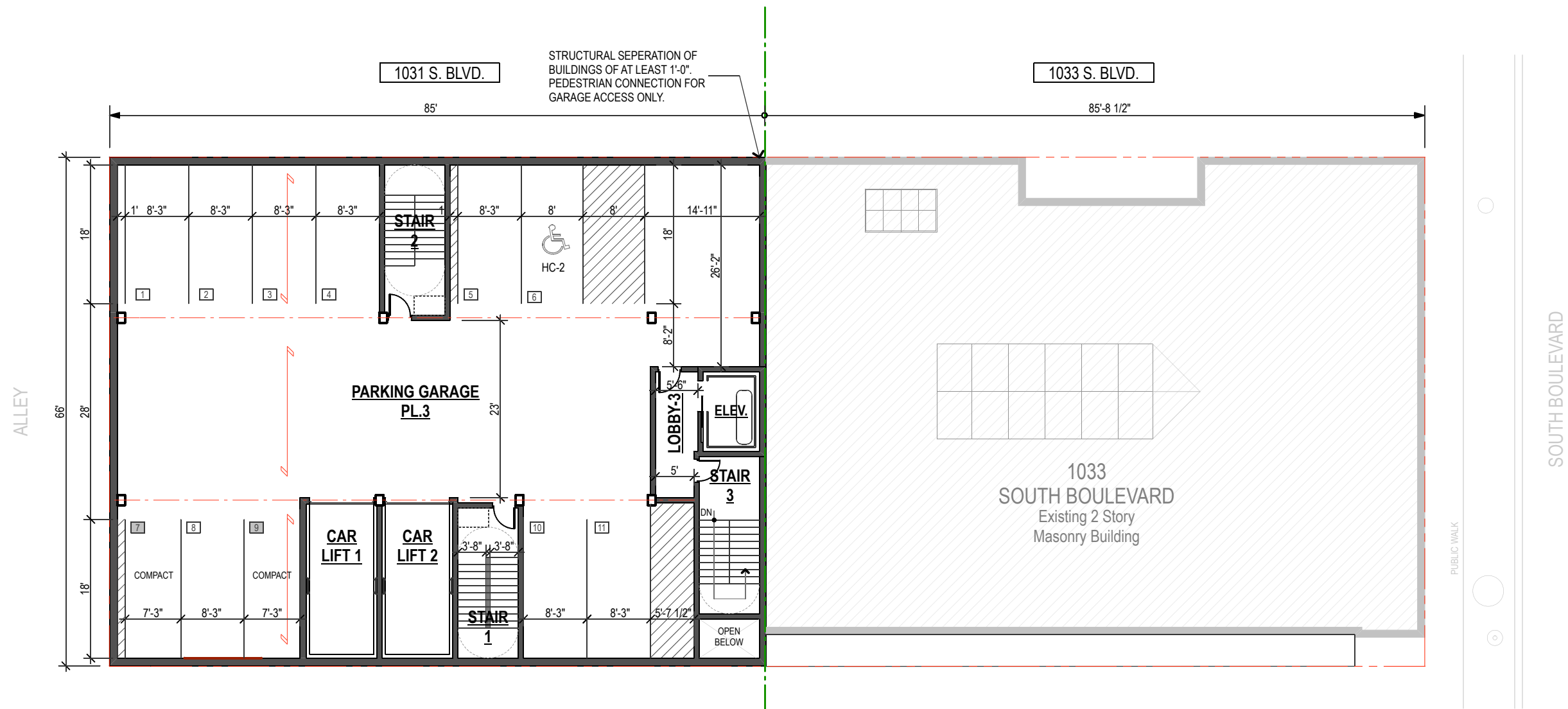
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Sheet Title
PLAN

SK2.2

Sheet No.



 **PL.3 FLOOR PARKING - proposed**
Scale: 1/16"=1'-0"

0' 3' 5' 10' 15' 20'



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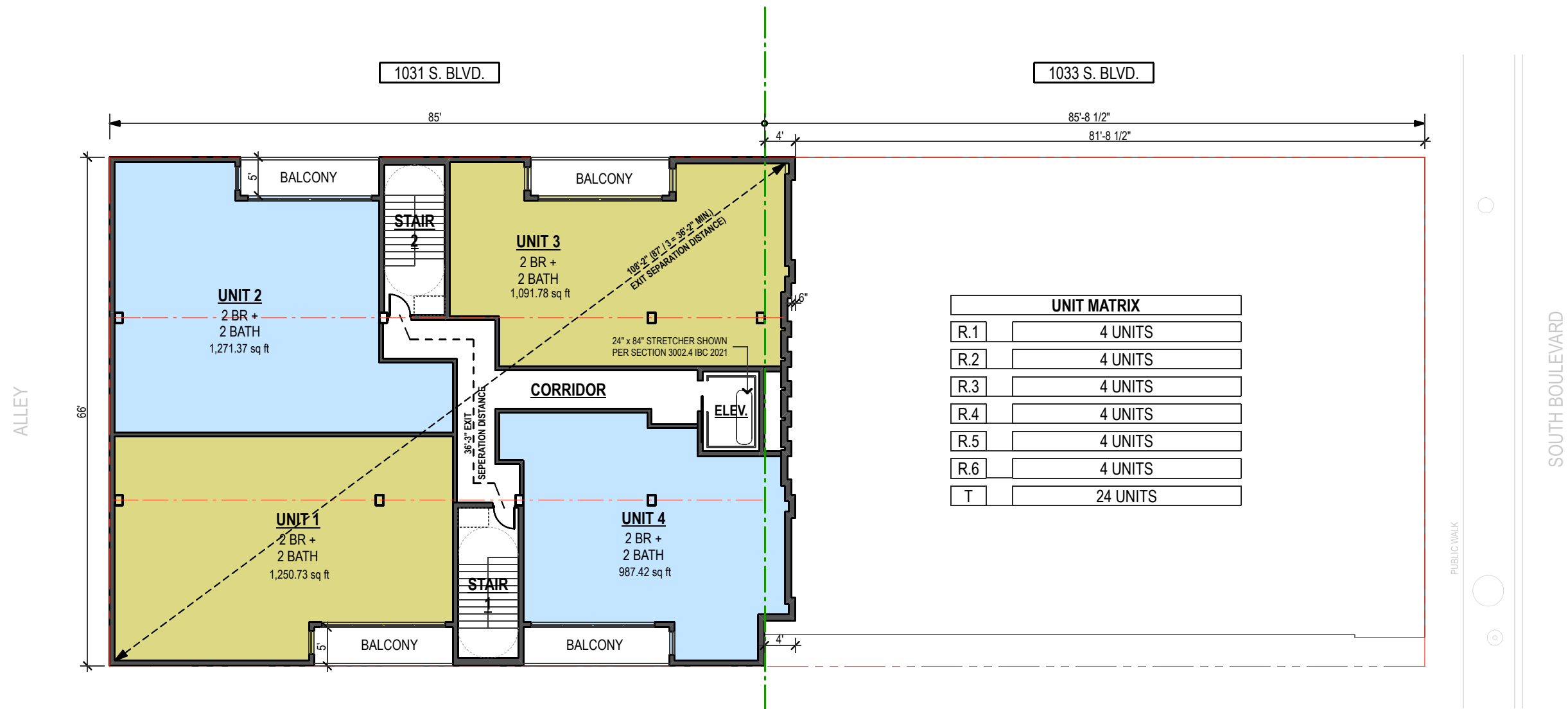
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Sheet Title
PLAN

SK2.3

Sheet No.

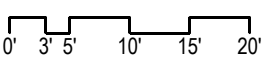


UNIT MATRIX	
R.1	4 UNITS
R.2	4 UNITS
R.3	4 UNITS
R.4	4 UNITS
R.5	4 UNITS
R.6	4 UNITS
T	24 UNITS



RESIDENTIAL FLOOR - proposed for 6 floors

Scale: 1/16"=1'-0"



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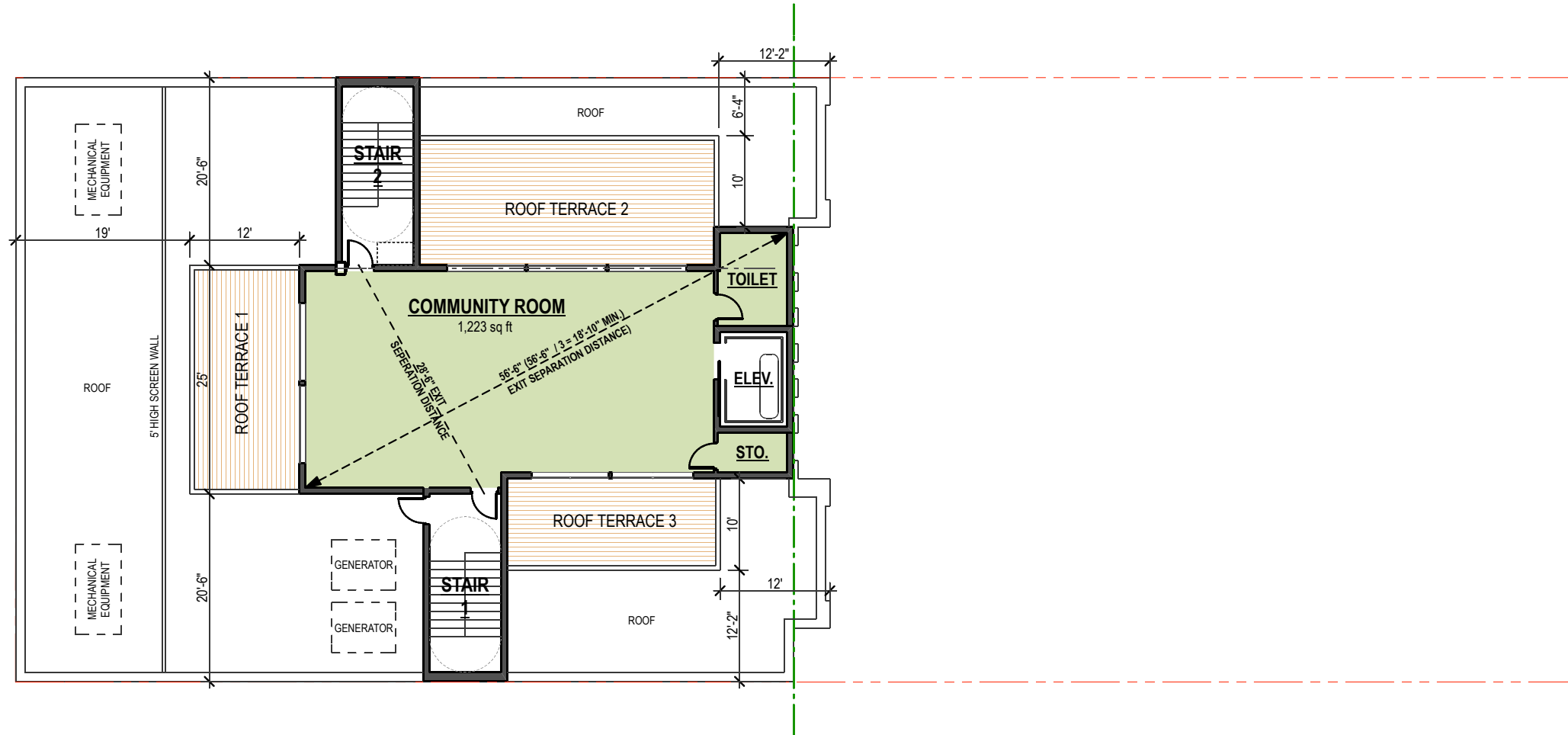
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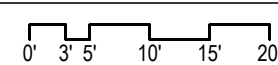
Sheet Title
PLAN

SK2.4

Sheet No.



 **COMMUNITY FLOOR**
Scale: 1/16"=1'-0"



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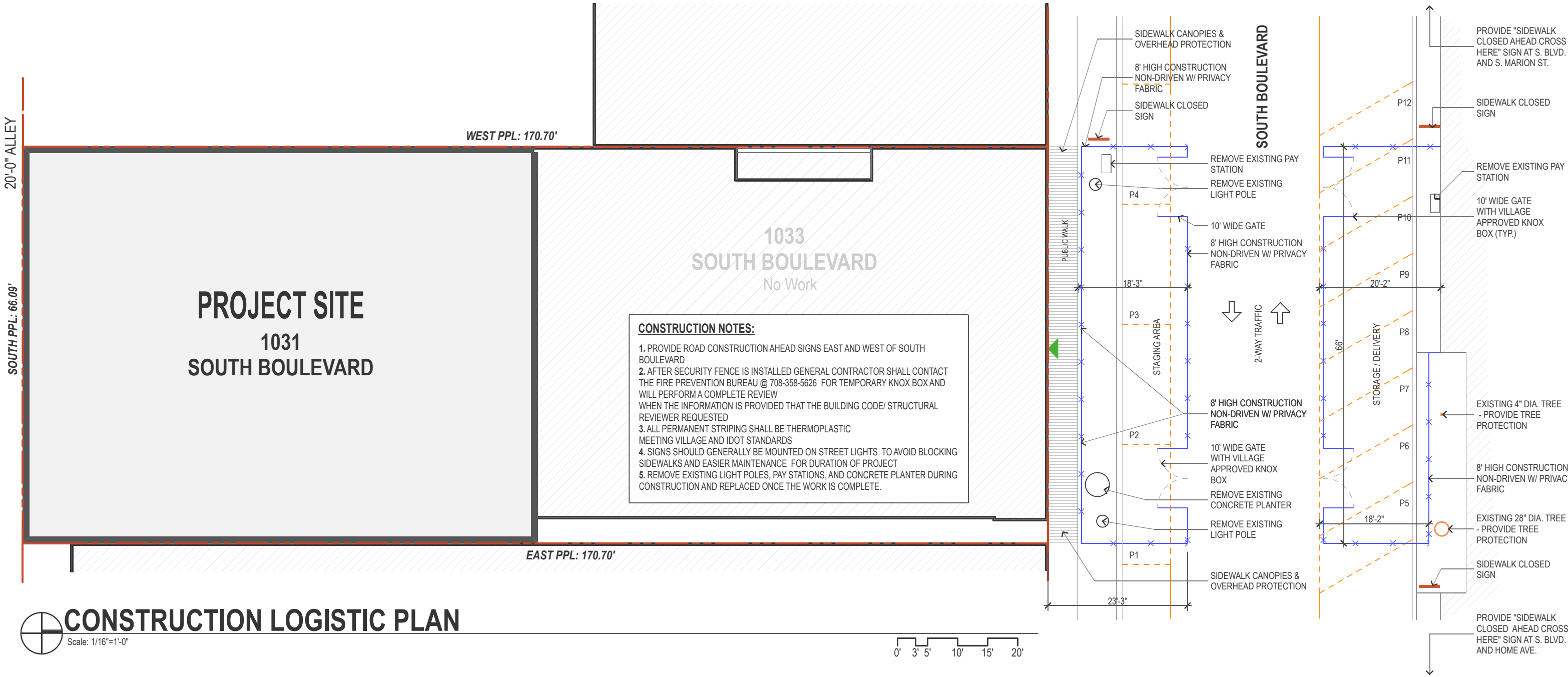
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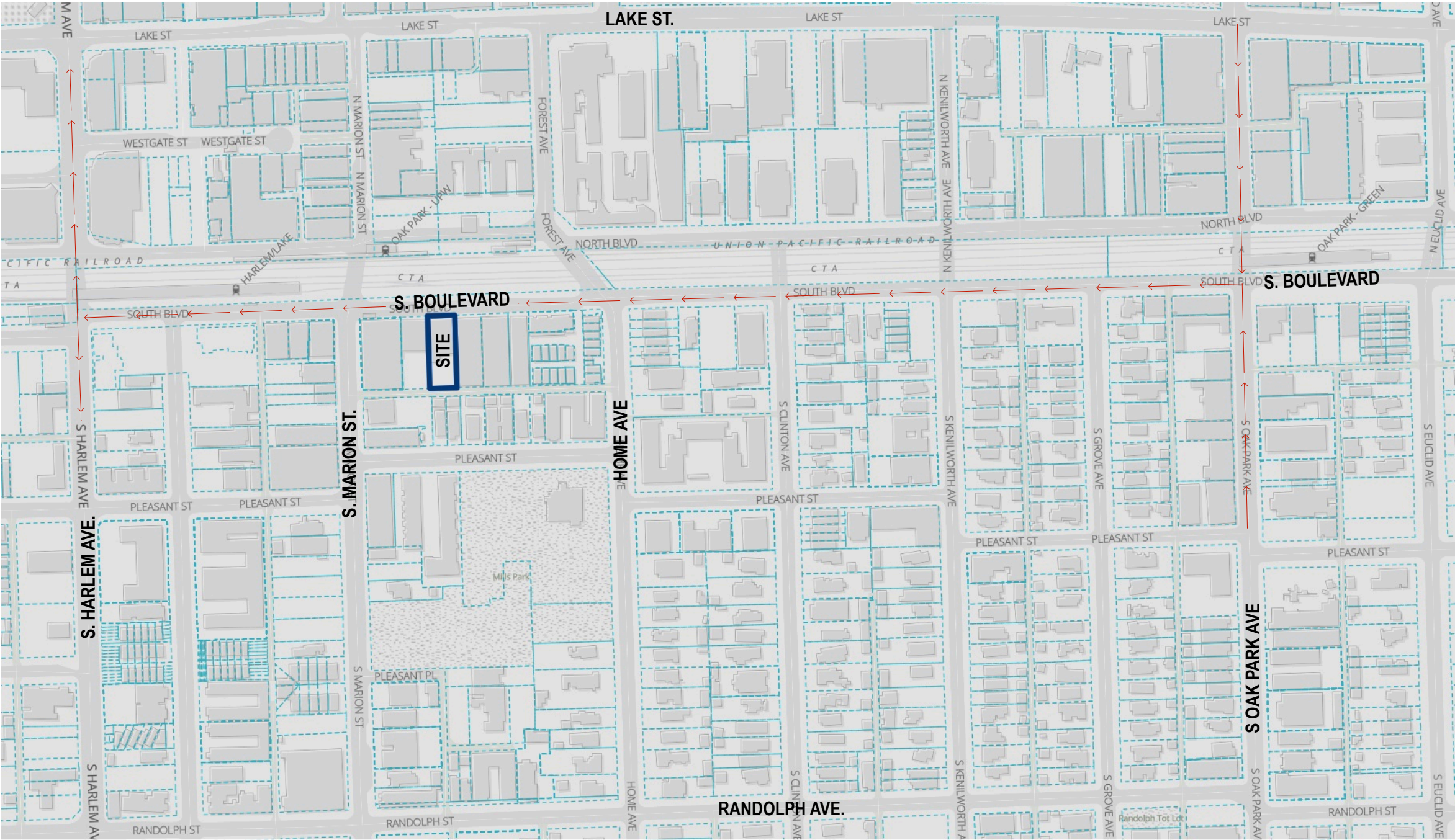
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Sheet Title
PLAN
SK2.5
Sheet No.





DELIVERY ROUTE



CONSTRUCTION DELIVERY PLAN

Not to Scale



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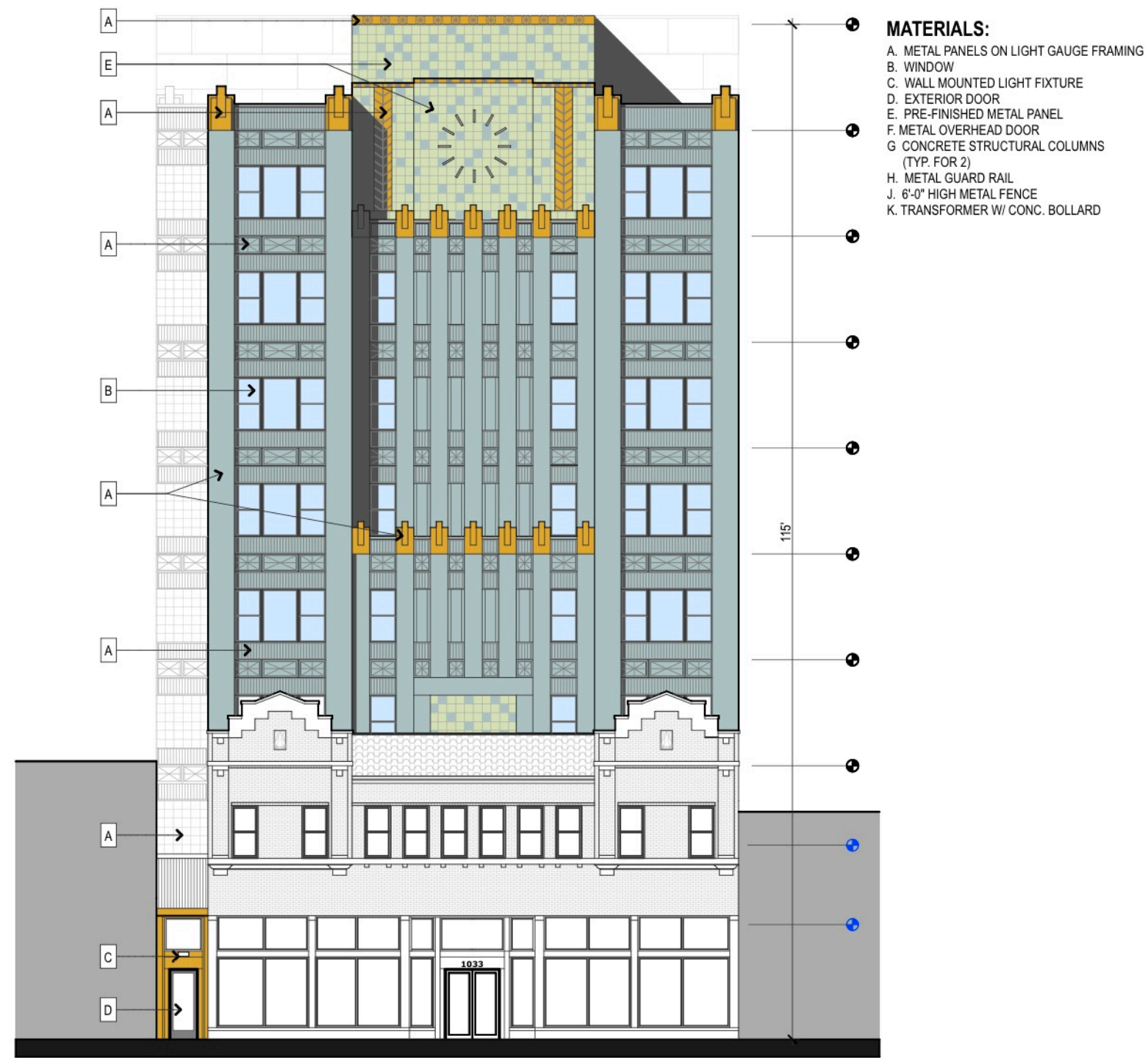
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**1031
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Sheet Title
LOGISTIC PLAN

SK2.7

Sheet No.



NORTH ELEVATION - PROPOSED FRONT
Scale: 1/16"=1'-0"



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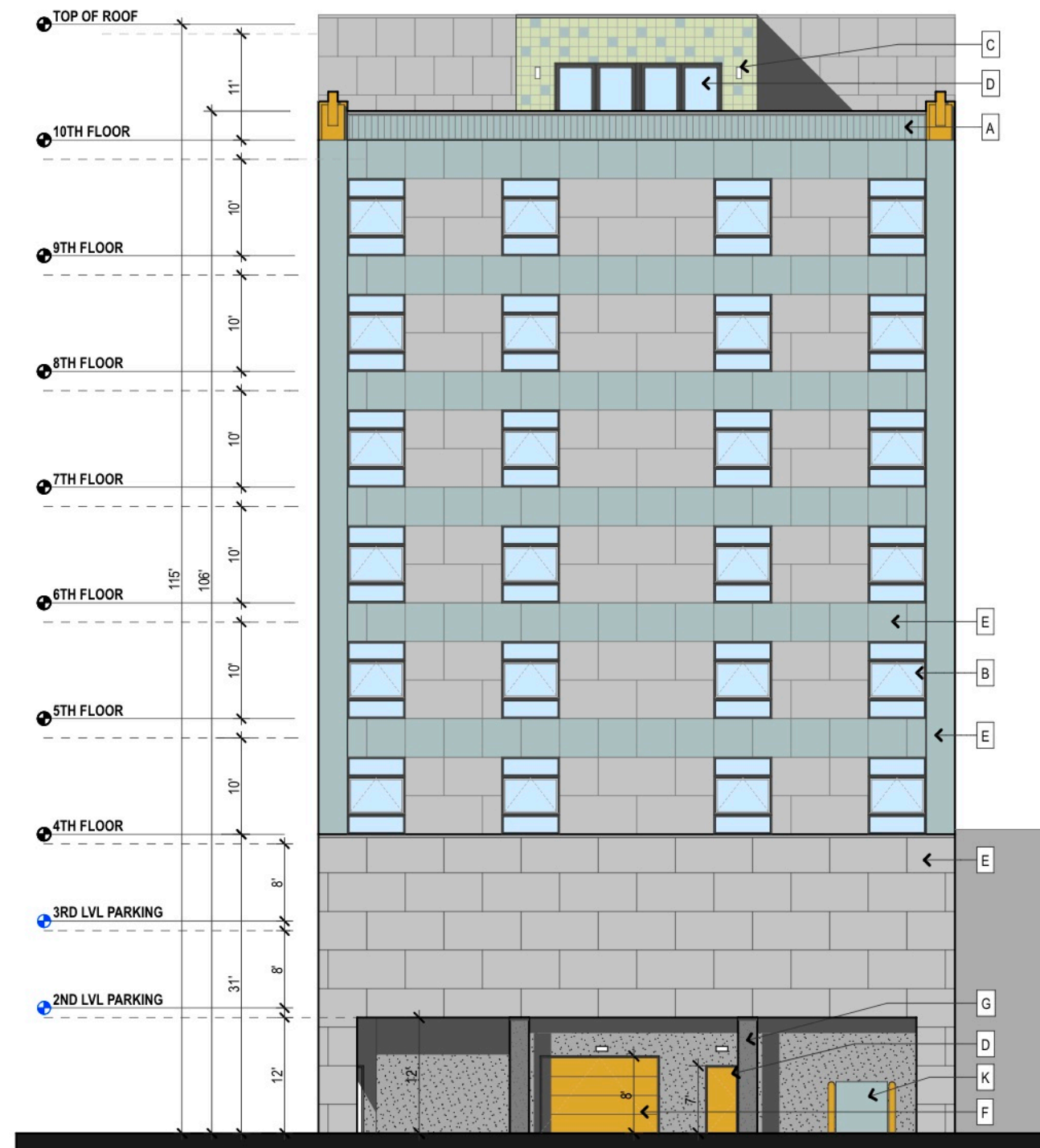
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COA REVIEW	03/17/2025
Issue for:	Date

**1031
BUILDING**
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Sheet Title
ELEVATION

SK3.1

Sheet No.



- MATERIALS:**
- A. METAL PANELS ON LIGHT GAUGE FRAMING
 - B. WINDOW
 - C. WALL MOUNTED LIGHT FIXTURE
 - D. EXTERIOR DOOR
 - E. PRE-FINISHED METAL PANEL
 - F. METAL OVERHEAD DOOR
 - G. CONCRETE STRUCTURAL COLUMNS (TYP. FOR 2)
 - H. METAL GUARD RAIL
 - J. 6'-0" HIGH METAL FENCE
 - K. TRANSFORMER W/ CONC. BOLLARD



SOUTH ELEVATION - PROPOSED REAR

Scale: 1/16"=1'-0"

0' 3' 5' 10' 15' 20'



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**1031
BUILDING**
1031 South Boulevard
Oak Park Illinois 60302

Sheet Title
ELEVATION

SK3.2

Sheet No.

- MATERIALS:**
- A. METAL PANELS ON LIGHT GAUGE FRAMING
 - B. WINDOW
 - C. WALL MOUNTED LIGHT FIXTURE
 - D. EXTERIOR DOOR
 - E. PRE-FINISHED METAL PANEL
 - F. METAL OVERHEAD DOOR
 - G. CONCRETE STRUCTURAL COLUMNS (TYP. FOR 2)
 - H. METAL GUARD RAIL
 - J. 7'-0" HIGH METAL FENCE
 - K. TRANSFORMER W/ CONC. BOLLARD



WEST ELEVATION - PROPOSED SIDE
Scale: 1/16"=1'-0"



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BUILDING
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Sheet Title
ELEVATION

SK3.3

Sheet No.



EAST ELEVATION
Scale: 1/16"=1'-0"

0' 3' 5' 10' 15' 20'



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Sheet Title
ELEVATION

SK3.4

Sheet No.



○ STREETScape LOOKING SOUTH ALONG SOUTH BOULEVARD

0' 3' 6' 10' 15' 20'



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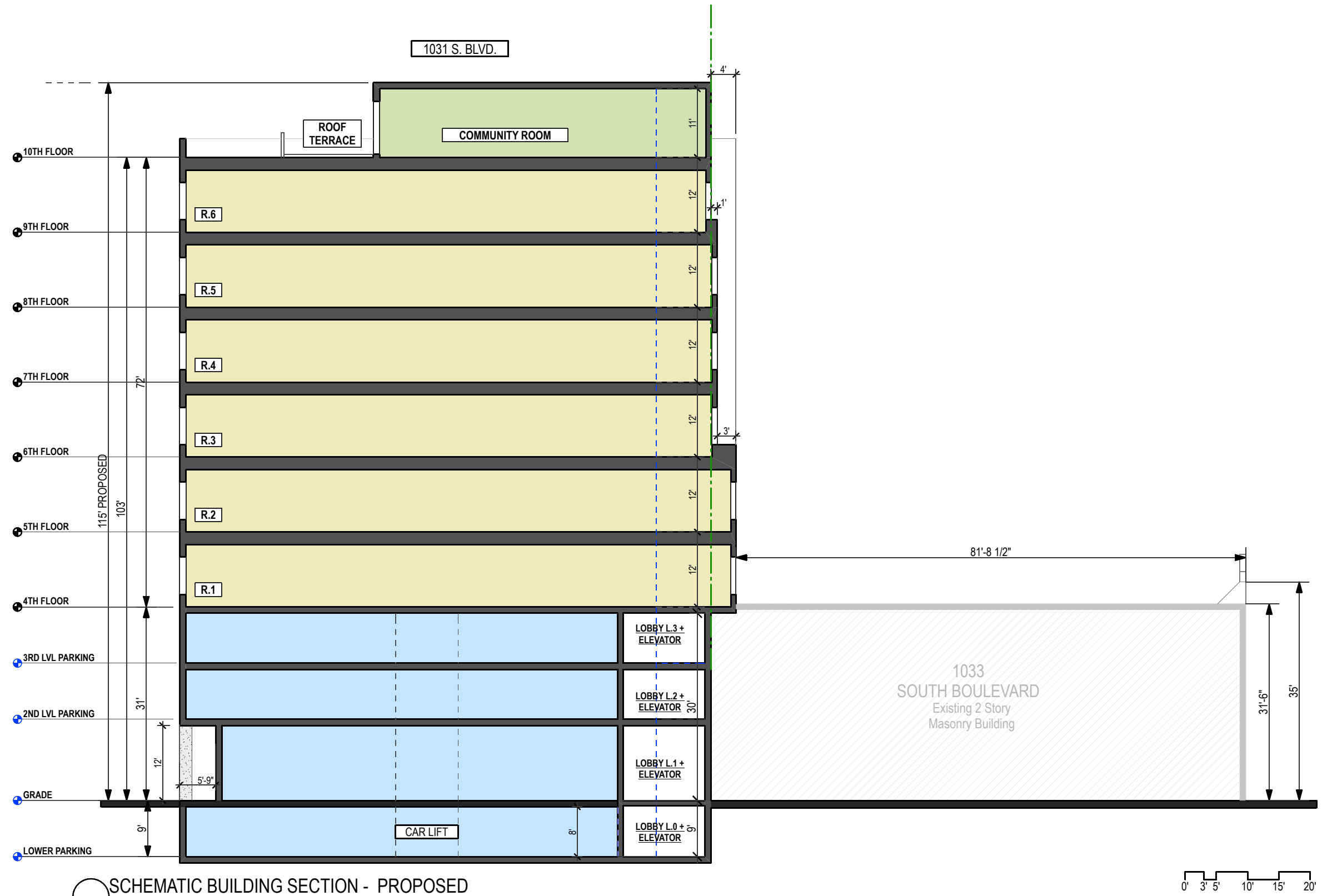
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Sheet Title
STREETScape
SK3.5
Sheet No.



SCHEMATIC BUILDING SECTION - PROPOSED



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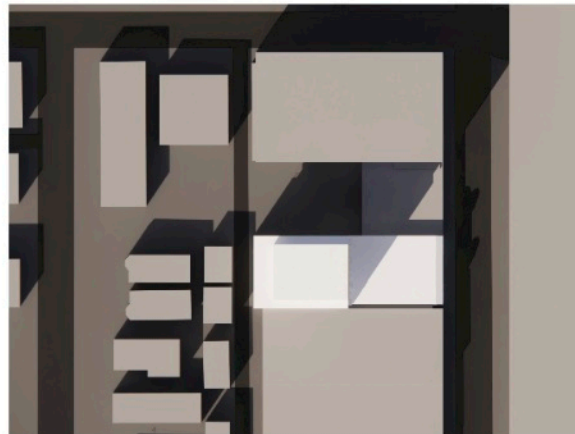
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Sheet Title
SCHEMATIC BUILDING
SECTION

SK4.1

Sheet No.



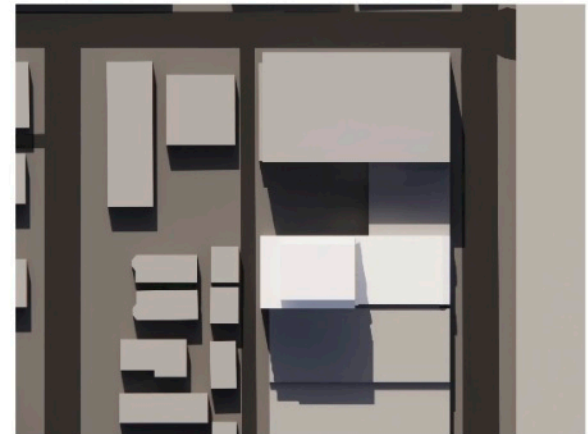
March 21 - 9 am



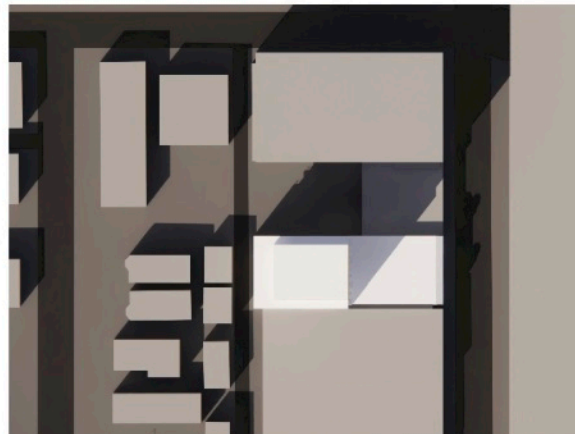
March 21 - 3 pm



June 21 - 9 am



June 21 - 3 pm



September 22 - 9 am



September 22 - 3 pm



December 21 - 9 am



December 21 - 3 pm



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Sheet Title
SHADOW STUDY

SK4.2

Sheet No.