



jcsa

The logo consists of the lowercase letters 'jcsa' in a white, sans-serif font. A small red triangle is positioned above the letter 'a', pointing towards the top right. The logo is centered over a background of a field of white daisies in the foreground and brick buildings in the background under a sunset sky.

DEVELOPMENT TEAM

Architect: John Conrad Schiess Architect, Ltd + JCSA Chicago

Traffic Consultant: Luay Alboona, KLOA

Civil Engineer: SpaceCo, Inc

Owner: Boulevard Arcade Homes, LLC

Leasing Consultant: AvenueOne, LLC

DATA

Lot size:	66' X 170' 11,220 square feet
Current Zoning	DT-3 Downtown District
PD requests:	Density Relief, Height Relief + Parking Relief

In Brief

Boulevard Arcade Building

local landmark after 2005-2006 renovations and rear addition

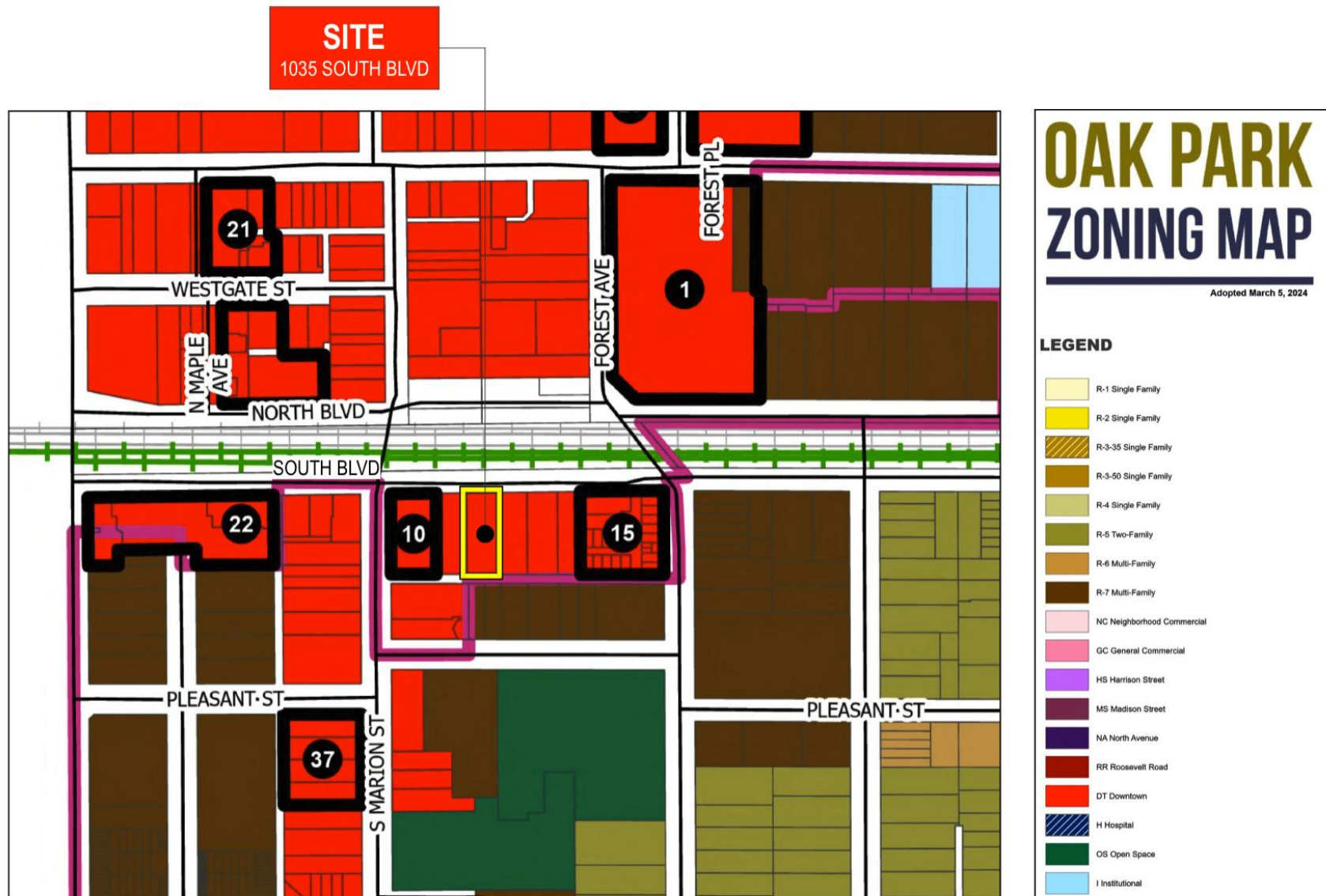
Boulevard Arcade Building qualified for a tax freeze which expires as of 2025 tax year

Owners of the property want to position the property to remain competitive in the office rental market by financially stabilizing the asset, the combined use building, so that it does not fall into disinvestment.

Solution is to construct a 24-unit residential building on the rear 85 feet of the property



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

0 0.25 0.5 Miles



WHITECO RESIDENTIAL
HEIGHT: 160' EST.

100 FOREST PLACE
HEIGHT: 154' EST.

BROOKDALE
HEIGHT: 144' EST.

ALBION OF OAK PARK
HEIGHT: 223' EST.

LAKE AND FOREST DEVELOPMENT
HEIGHT: 229' EST.

PROPOSED DEVELOPMENT
1035 S. BOULEVARD
HEIGHT: 115'-0"

THE OAK PARK OPERA CLUB
HEIGHT: 78' EST.

OAK PARK STATION
HEIGHT: 226' EST.

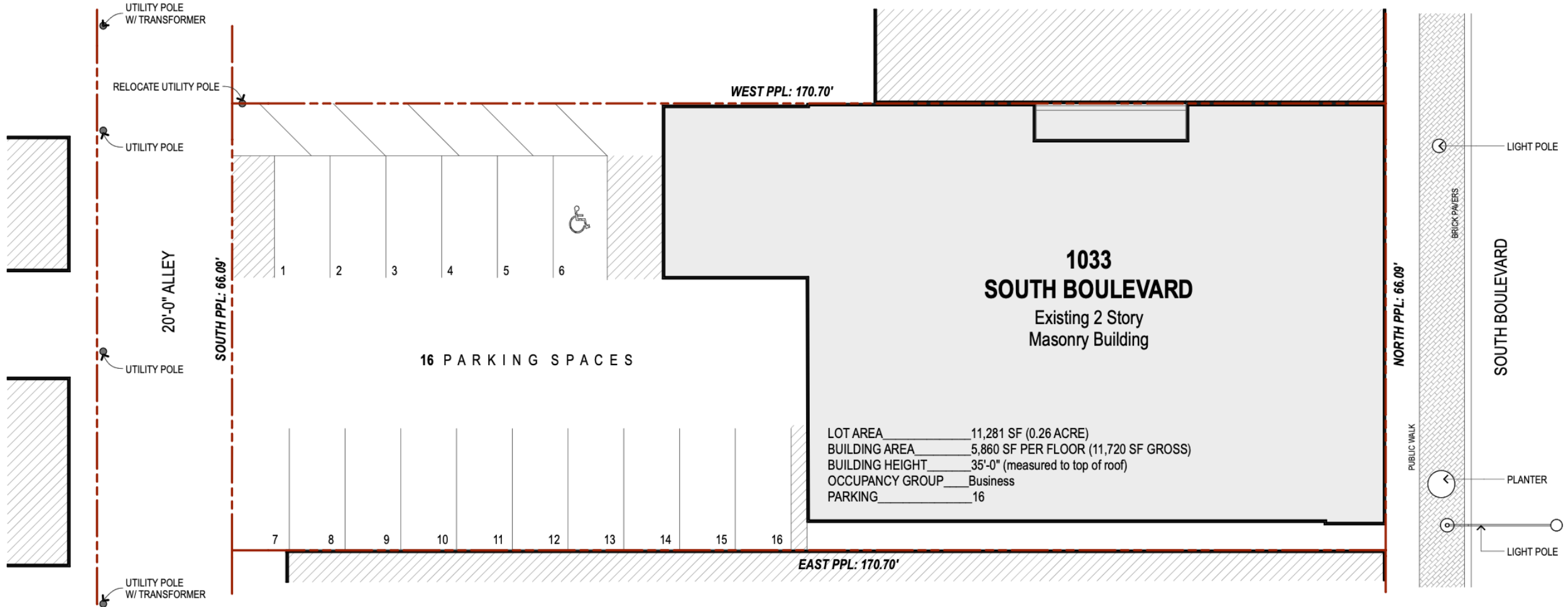
MILLS TOWER
HEIGHT: 170' EST.


PLEASANT-MARION APARTMENTS
HEIGHT: 97' EST.

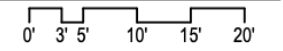
LINCOLN DEVELOPMENT
HEIGHT: 141' EST.

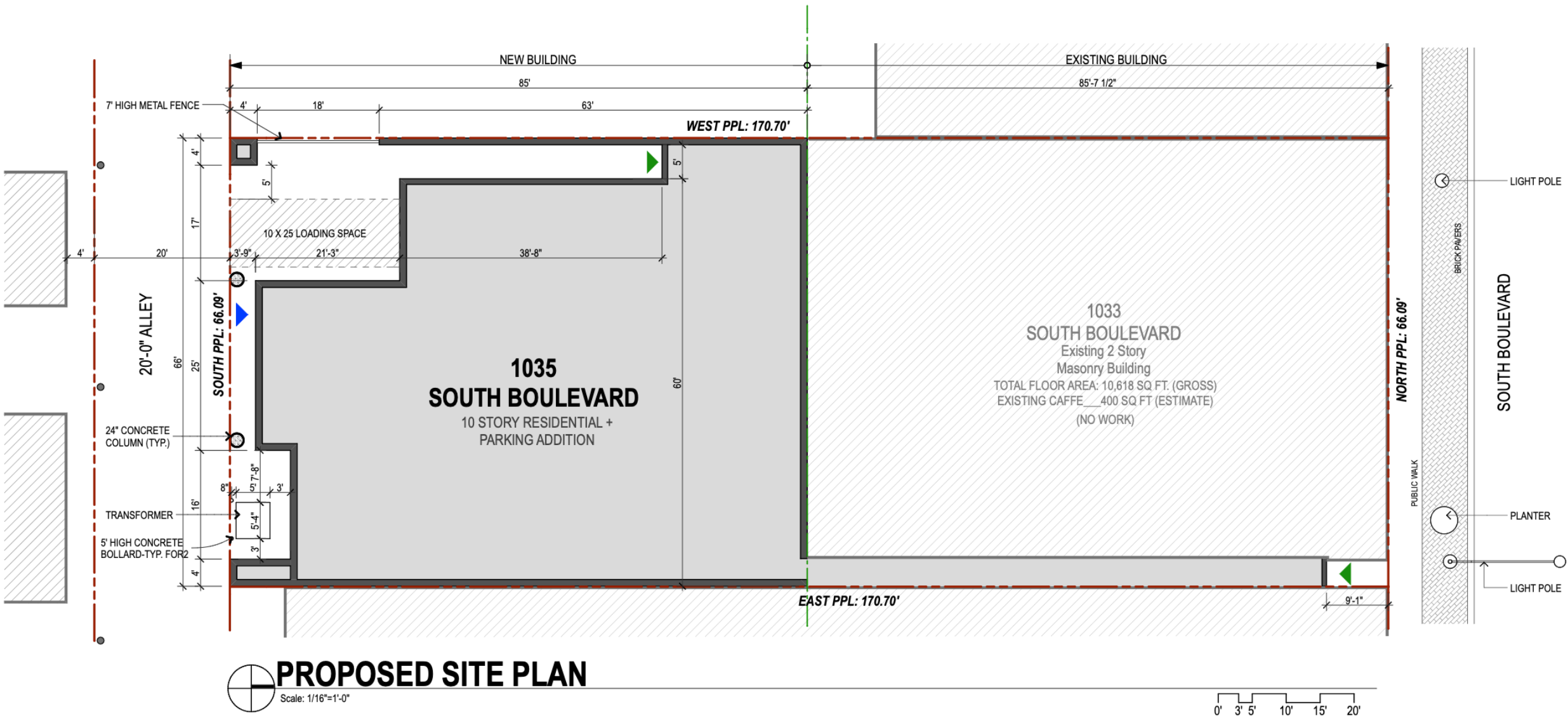


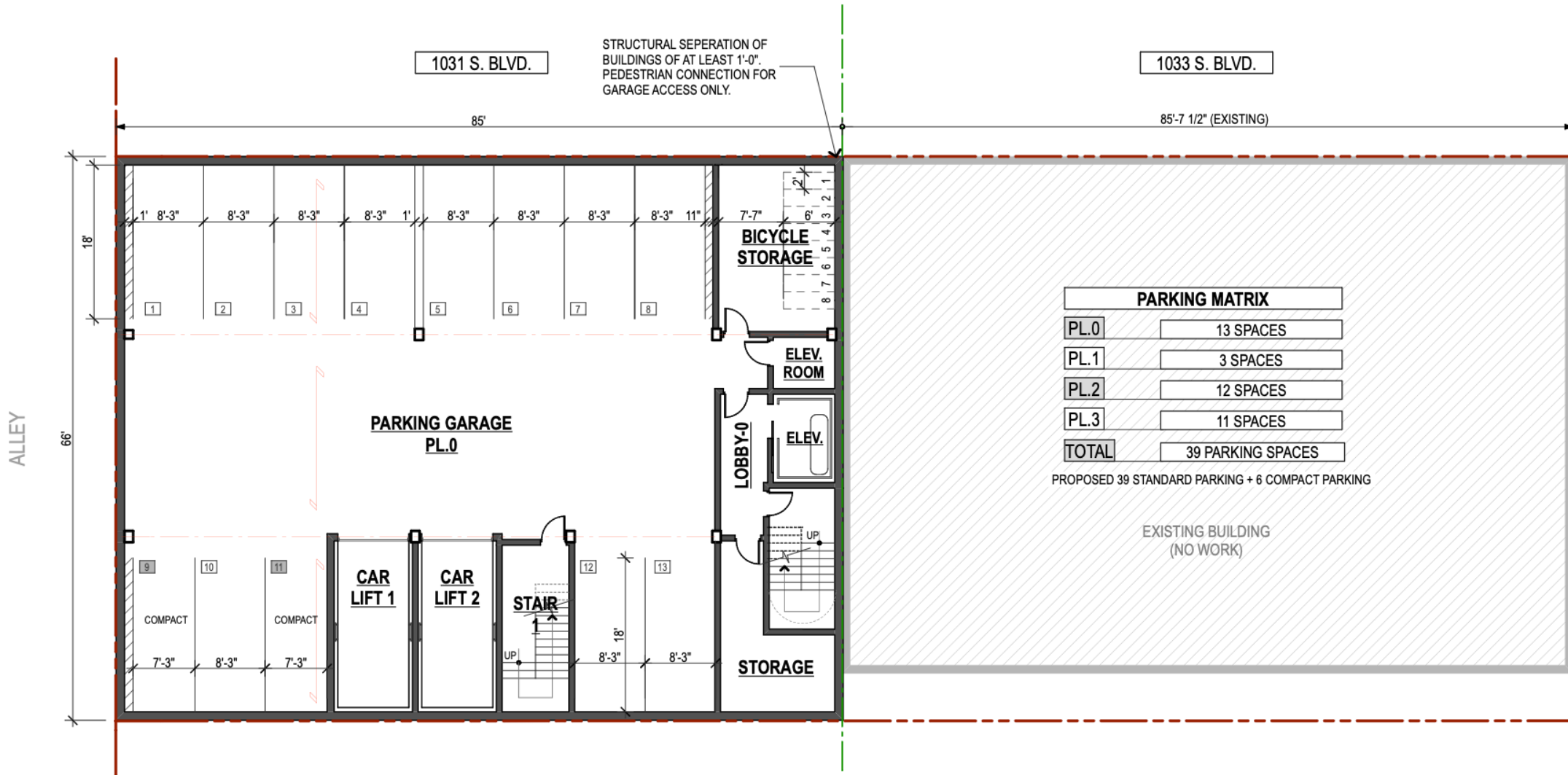
DT DISTRICT BUILDING HEIGHT DATA



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

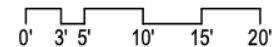


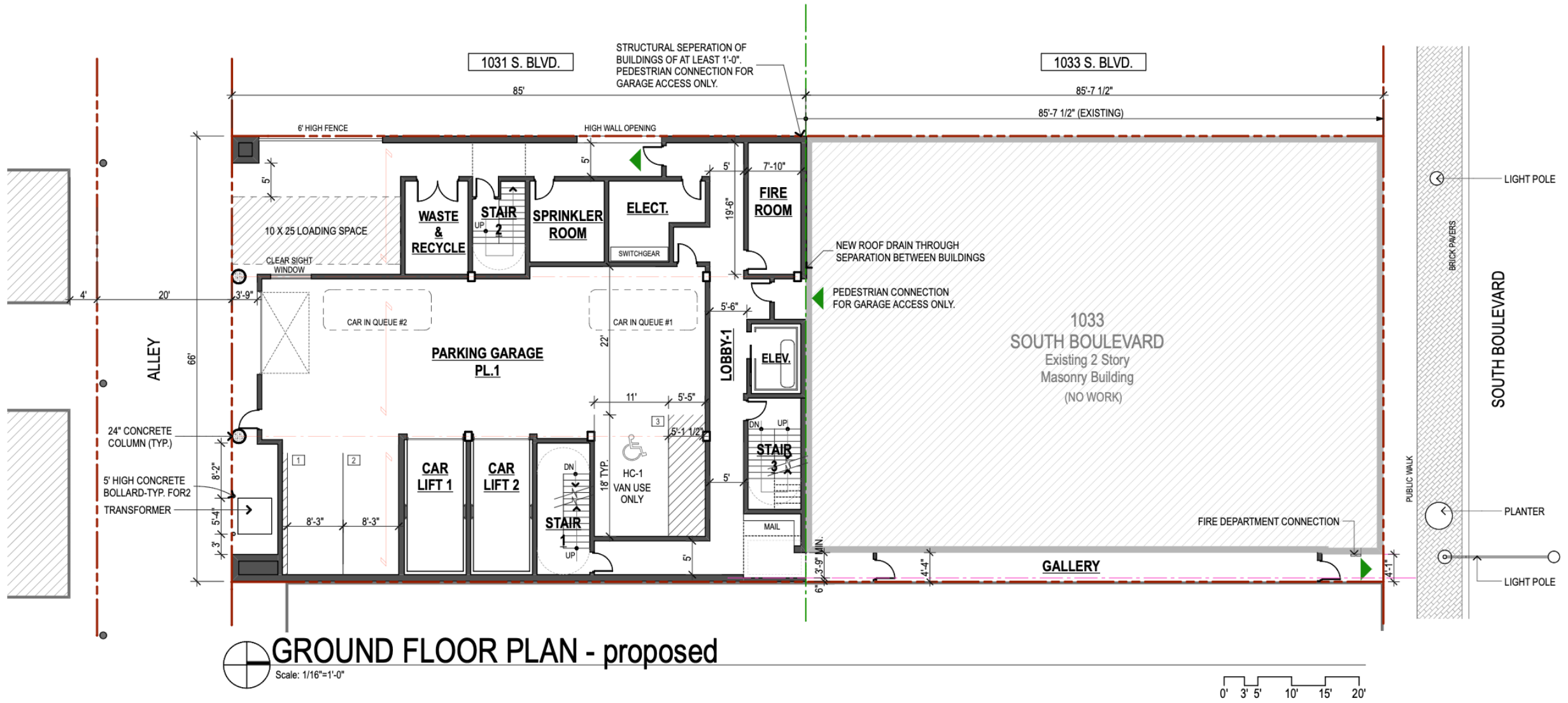


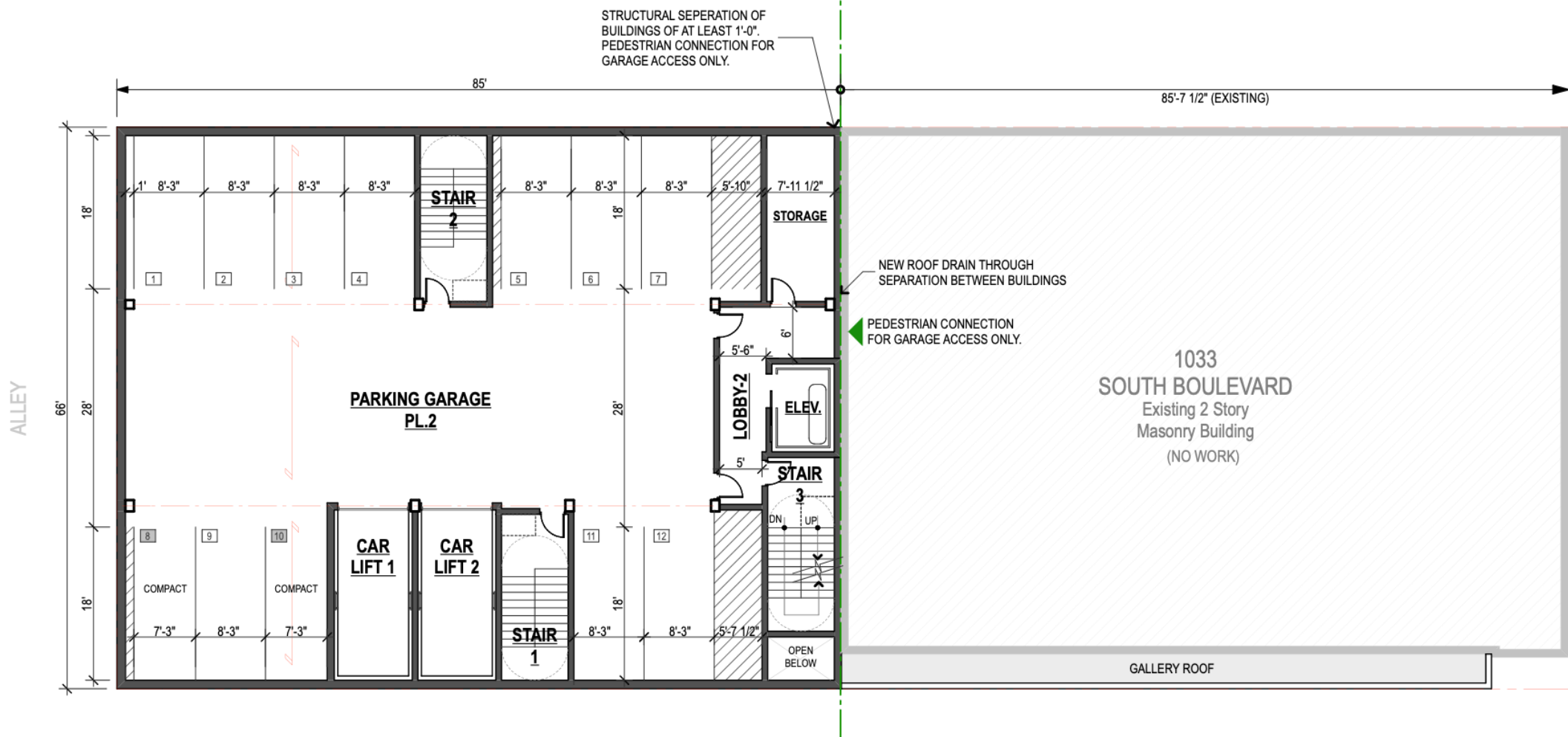


LOWER PARKING LEVEL - proposed

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

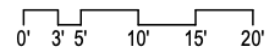


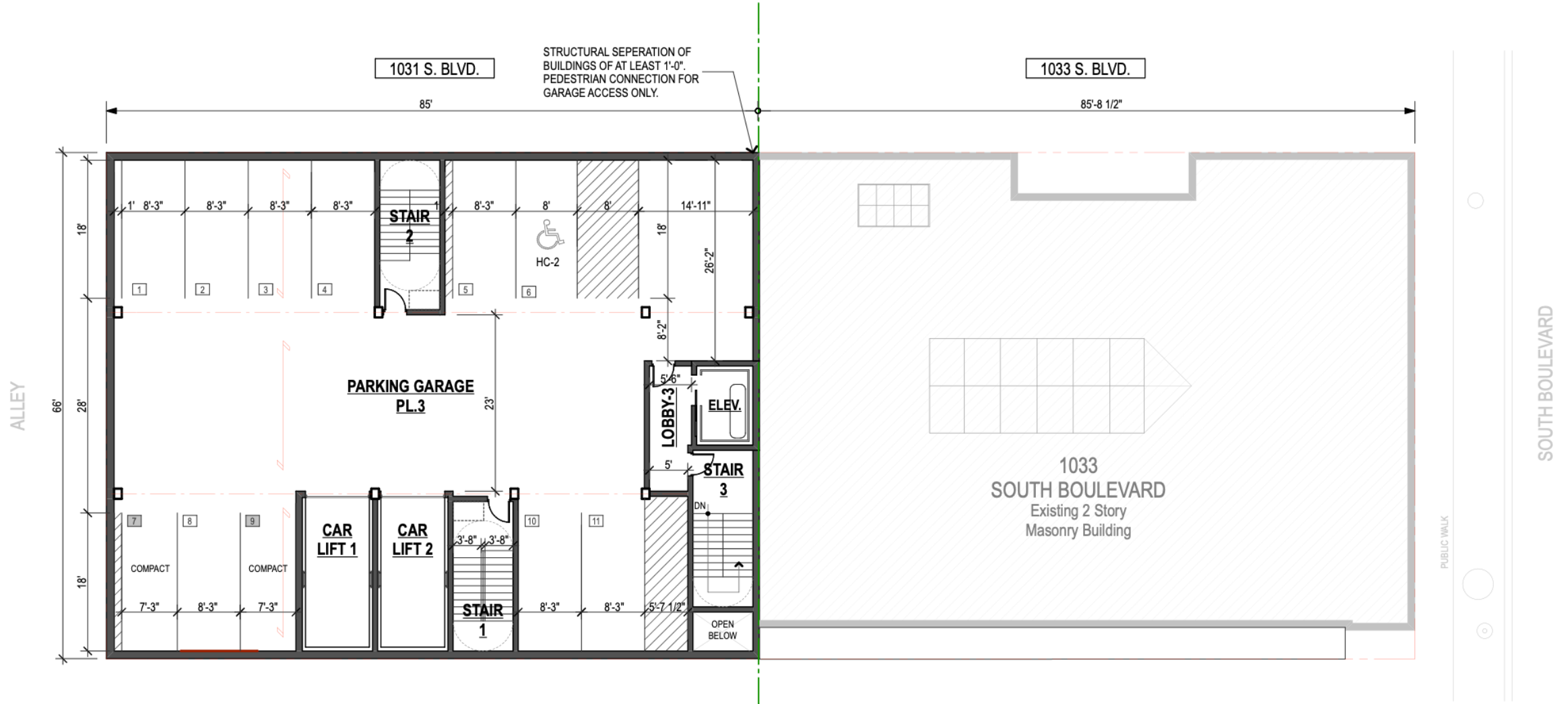




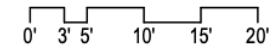
PL.2 FLOOR PARKING - proposed

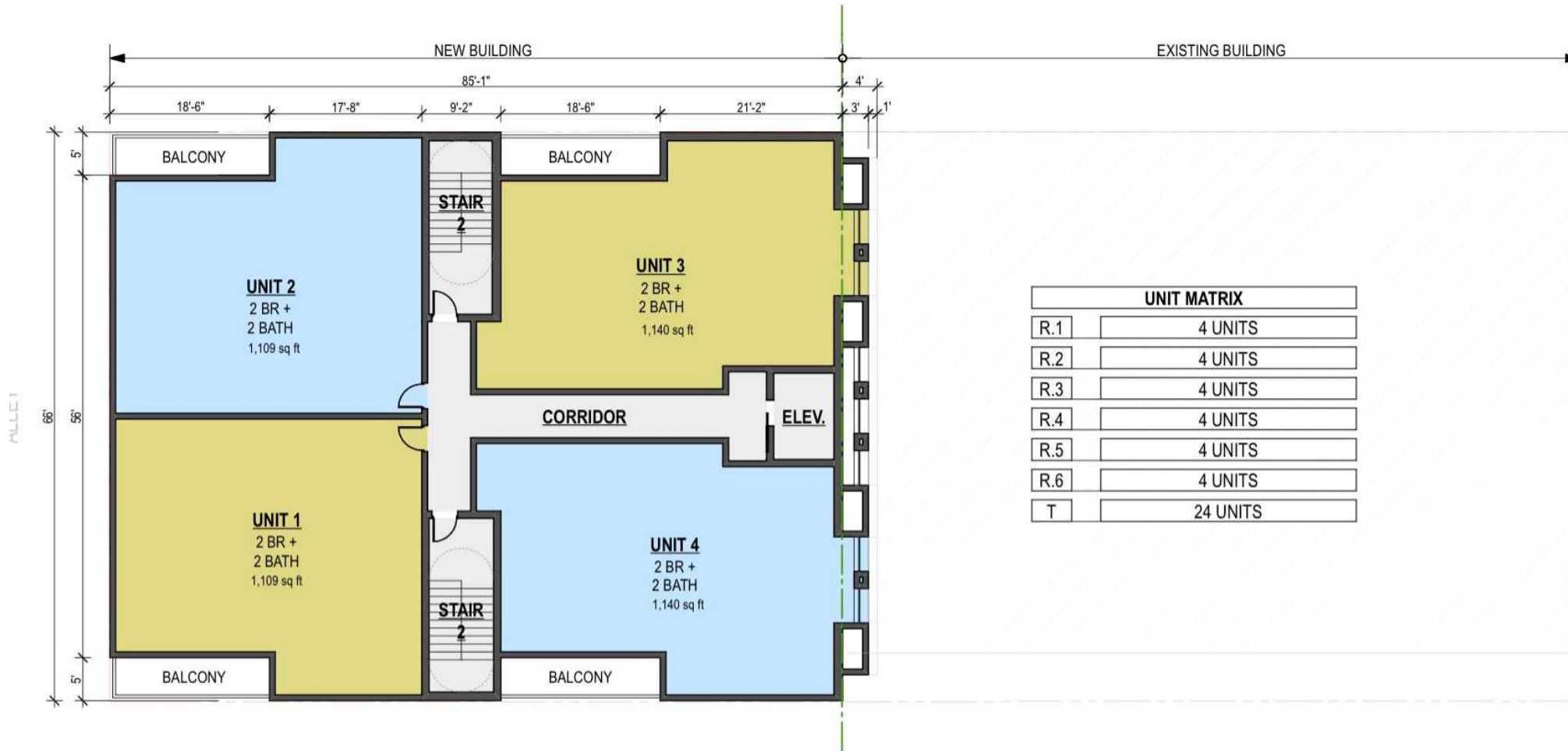
Scale: 1/16"=1'-0"



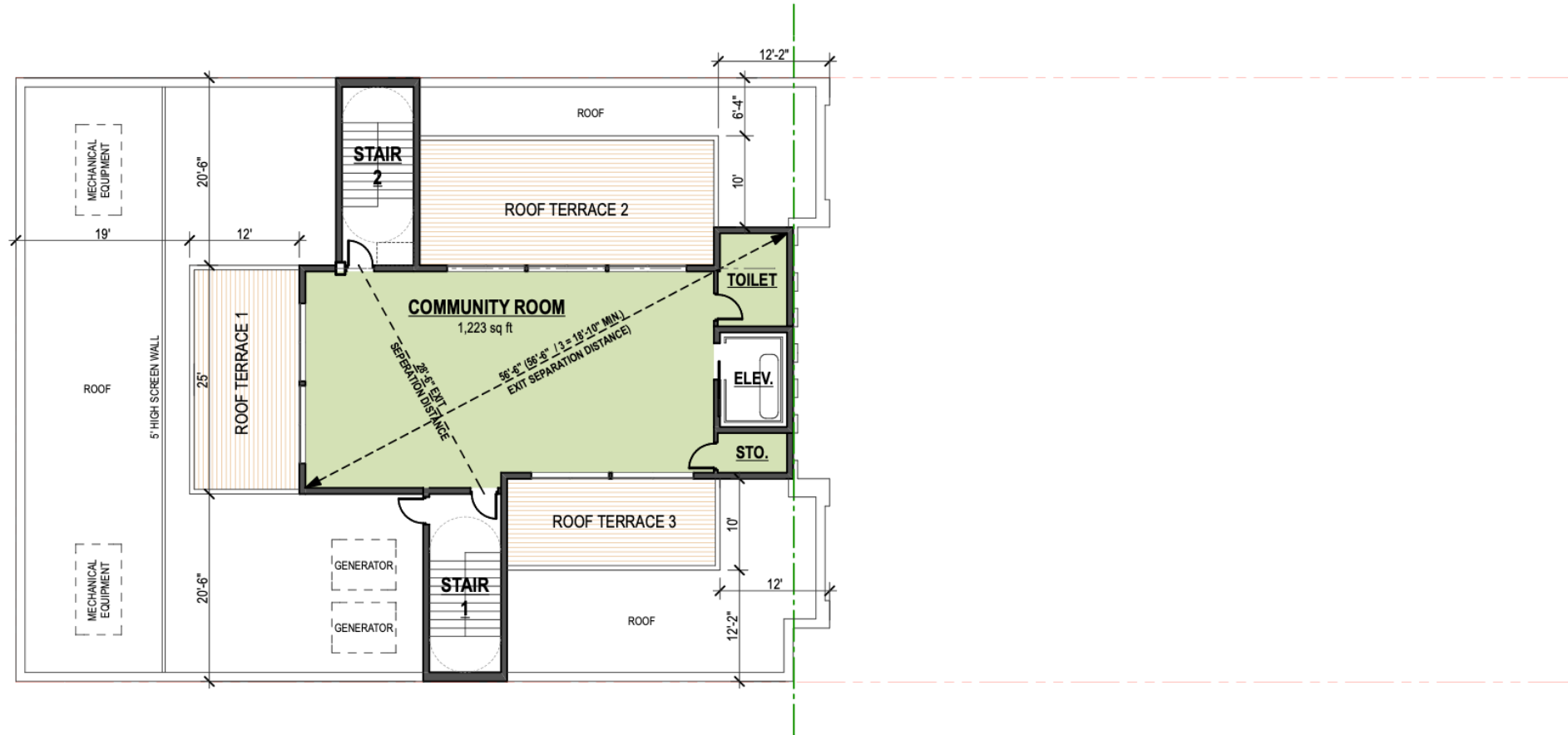


 **PL.3 FLOOR PARKING - proposed**
Scale: 1/16"=1'-0"



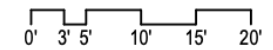


RESIDENTIAL FLOOR - proposed for 6 floors

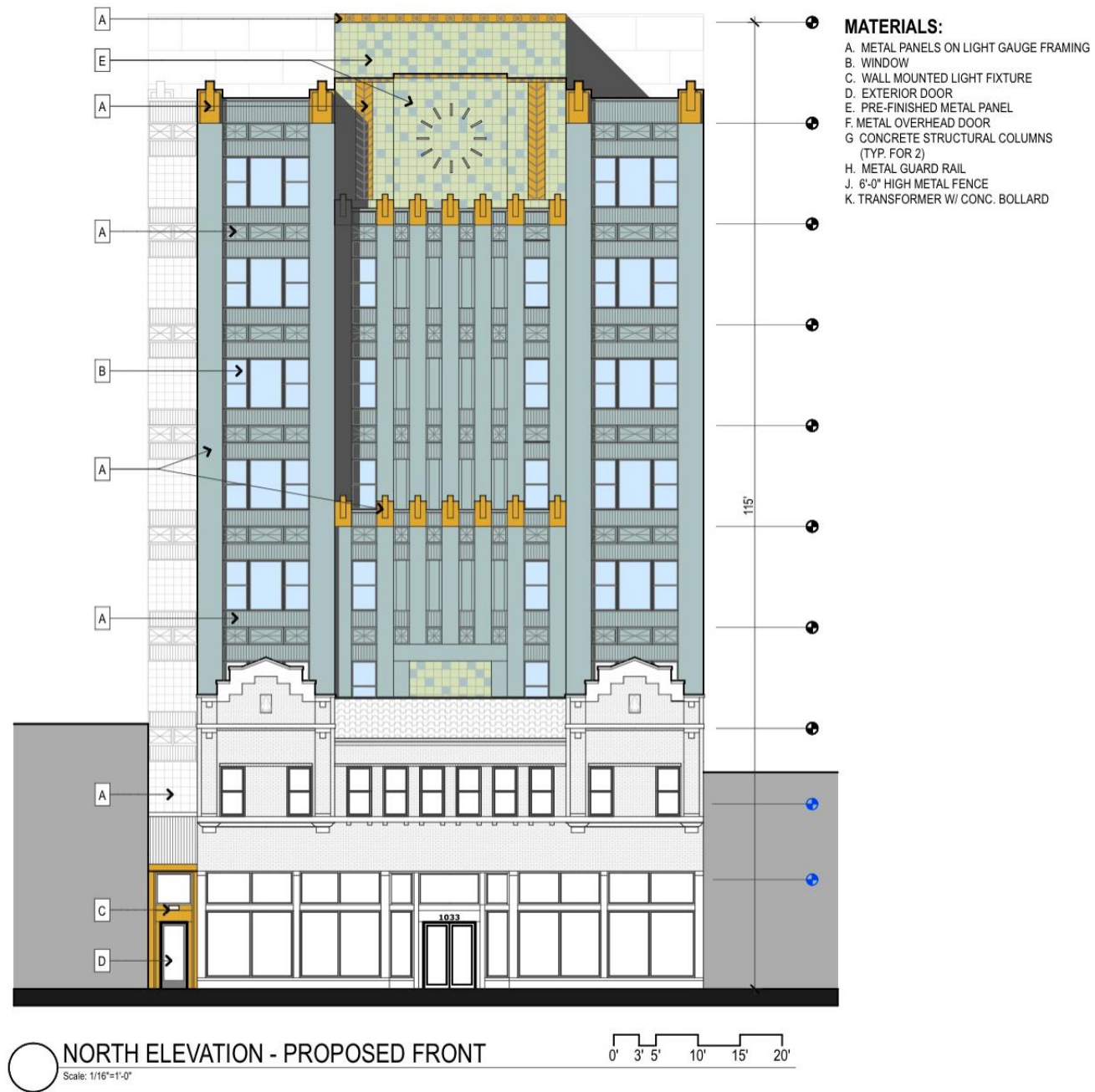


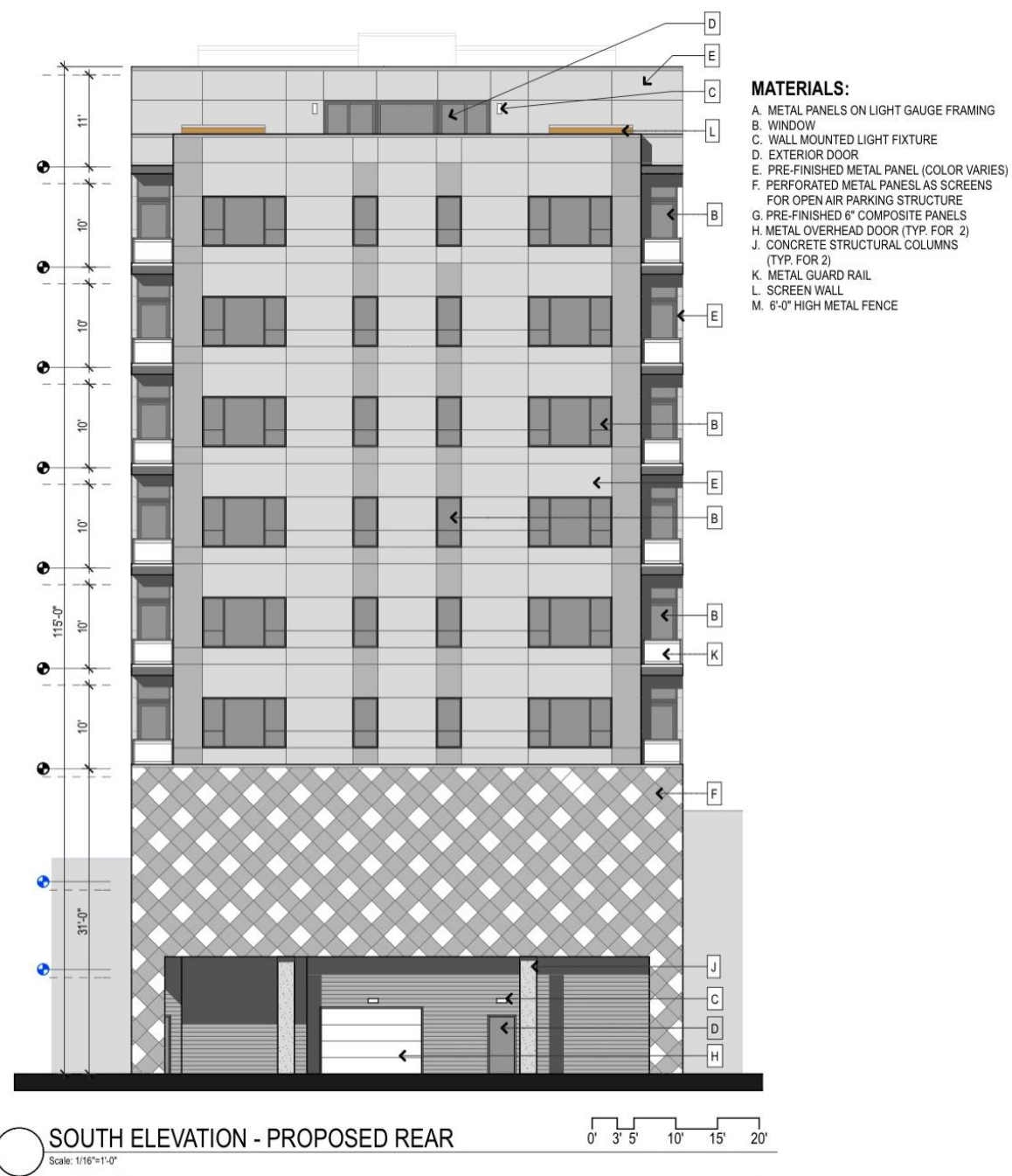
COMMUNITY FLOOR

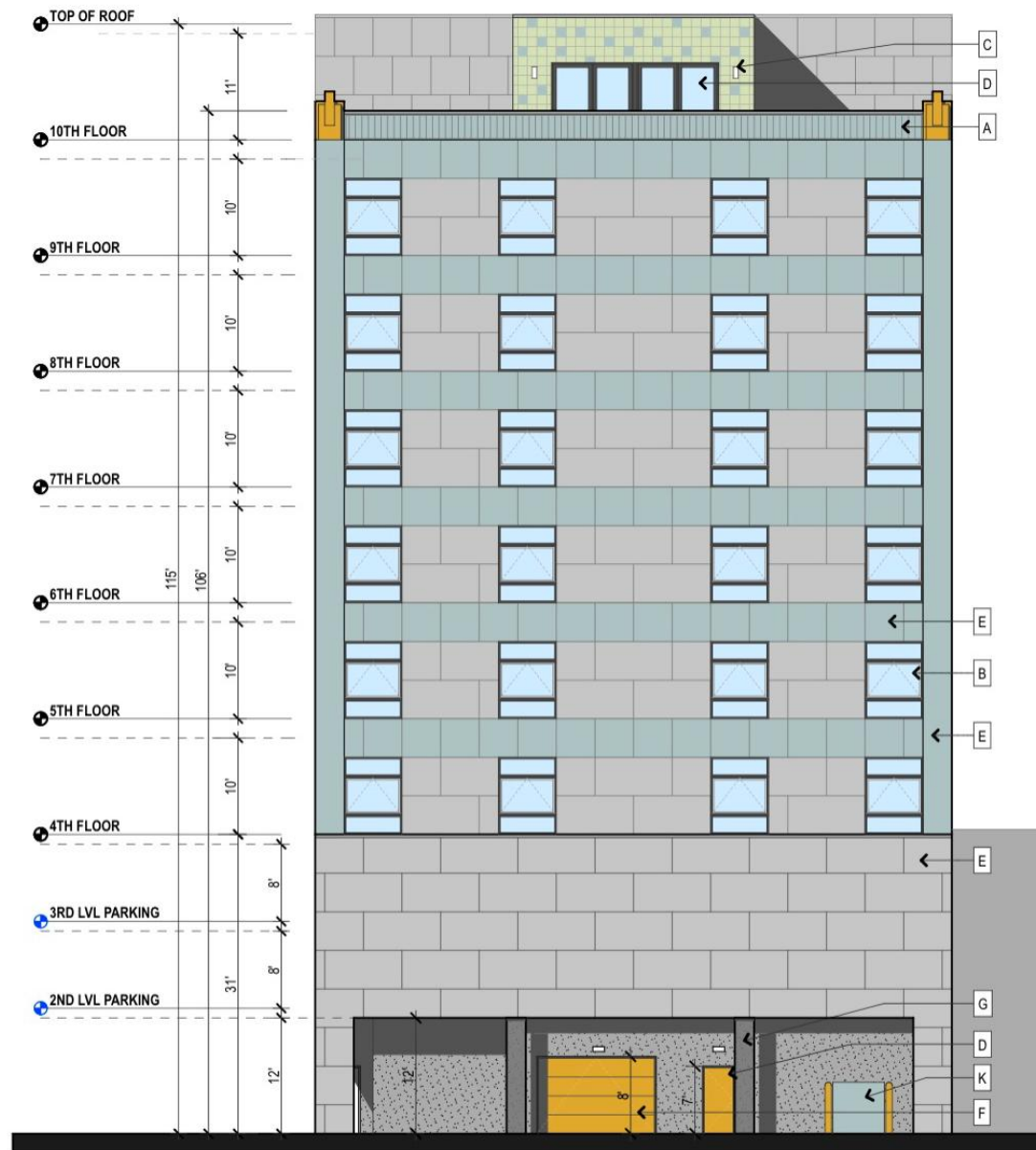
Scale: 1/16"=1'-0"











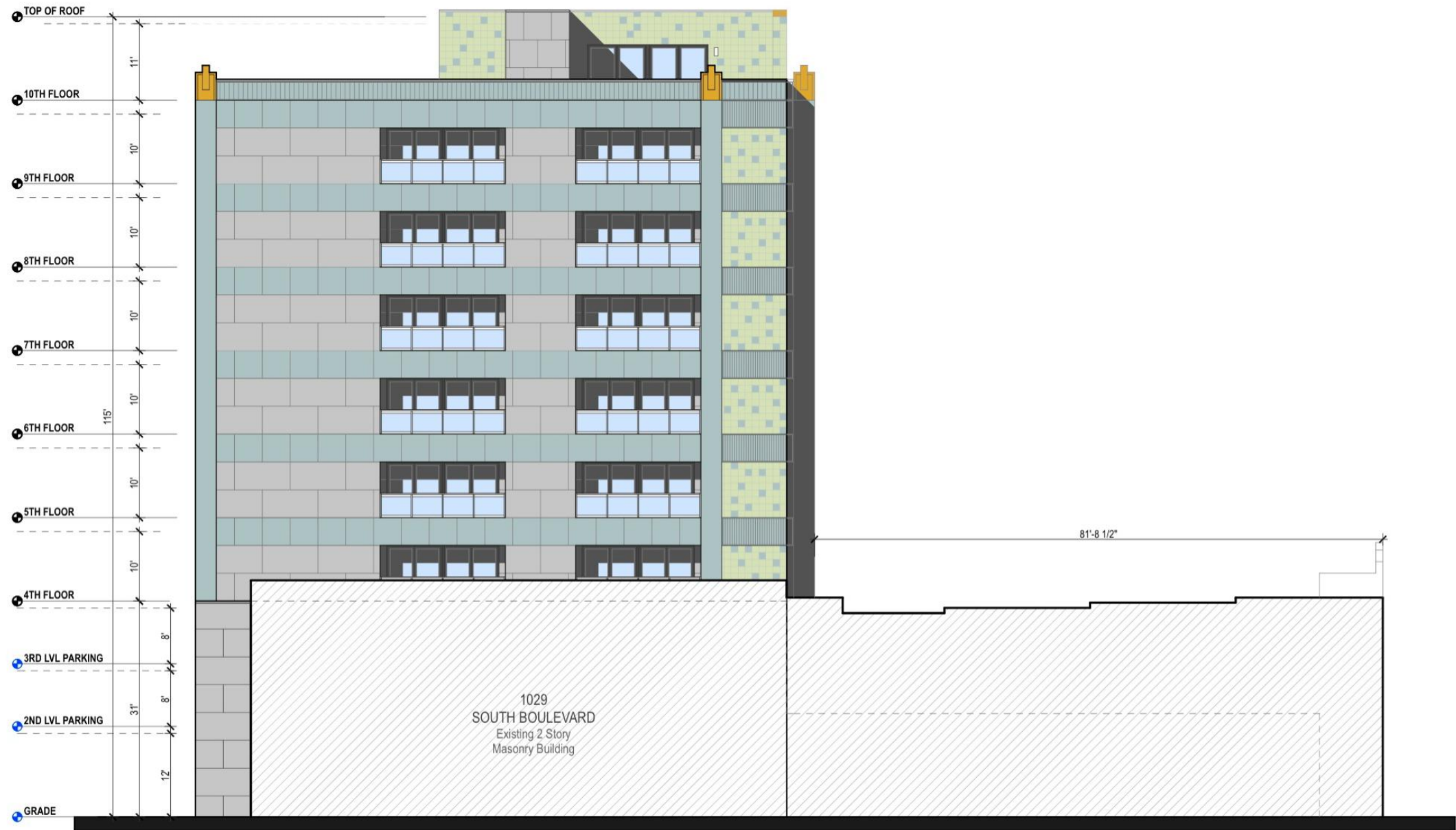
SOUTH ELEVATION - PROPOSED REAR
Scale: 1/16"=1'-0"

- 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

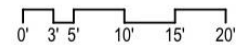


Scale: 1/16"=1'-0"

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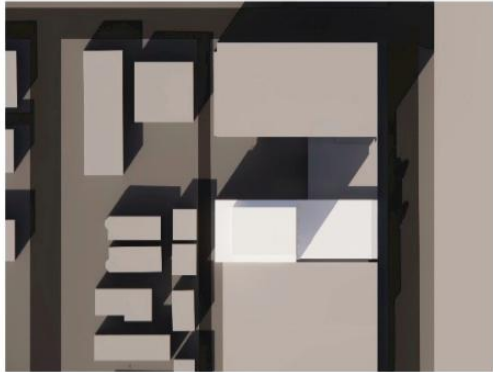
 EAST ELEVATION
Scale: 1/16"=1'-0"



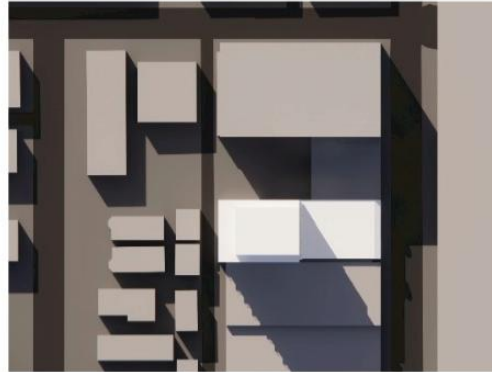


○ STREETScape LOOKING SOUTH ALONG SOUTH BOULEVARD

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



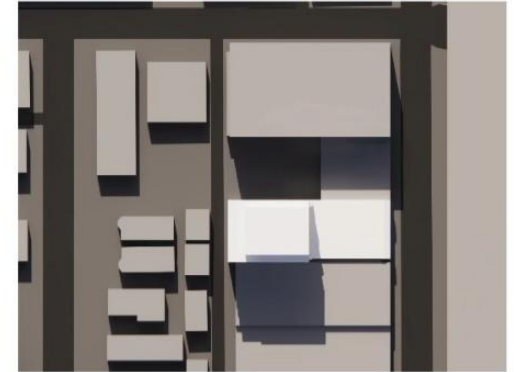
March 21 - 9 am



March 21 - 3 pm



June 21 - 9 am



June 21 - 3 pm



September 22 - 9 am



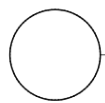
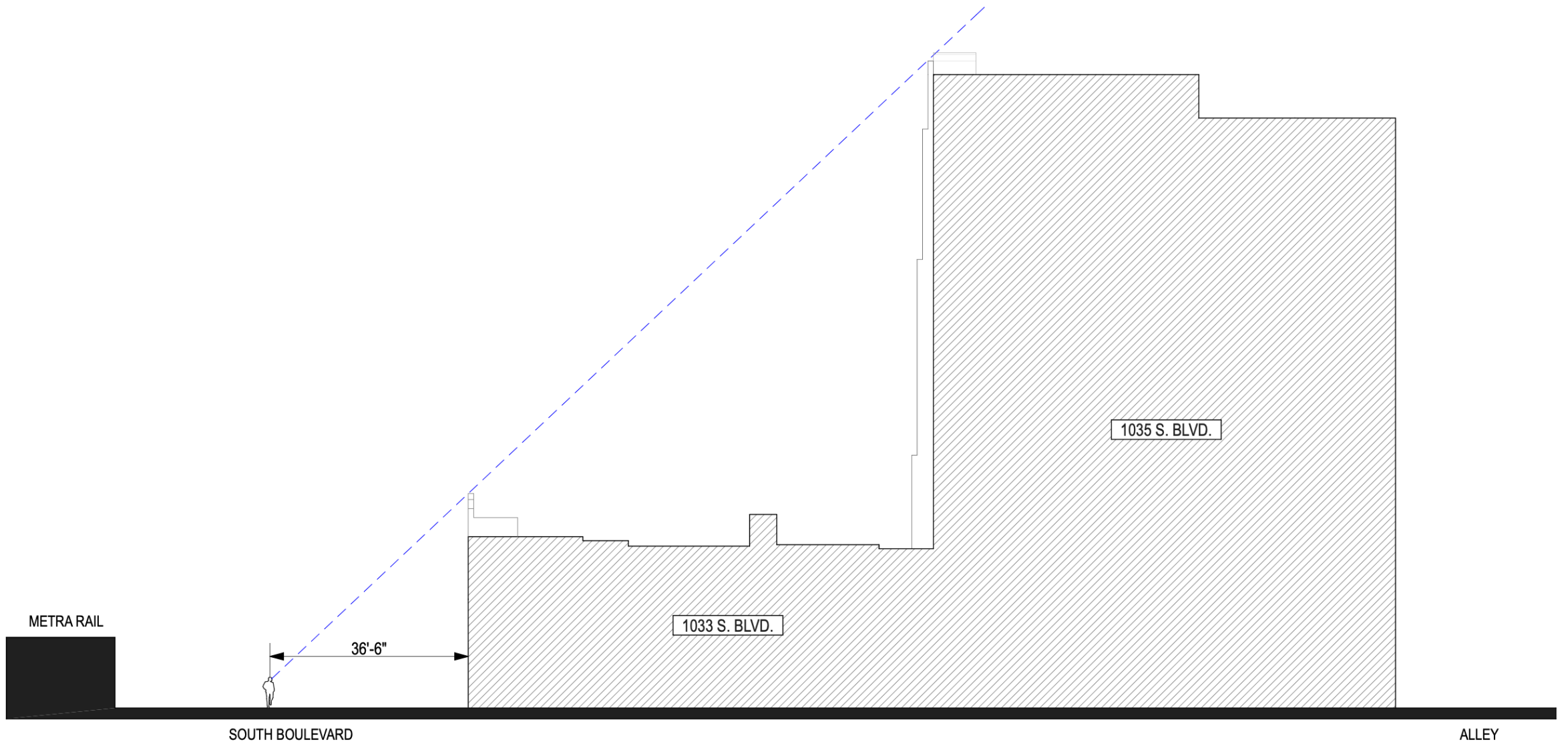
September 22 - 3 pm



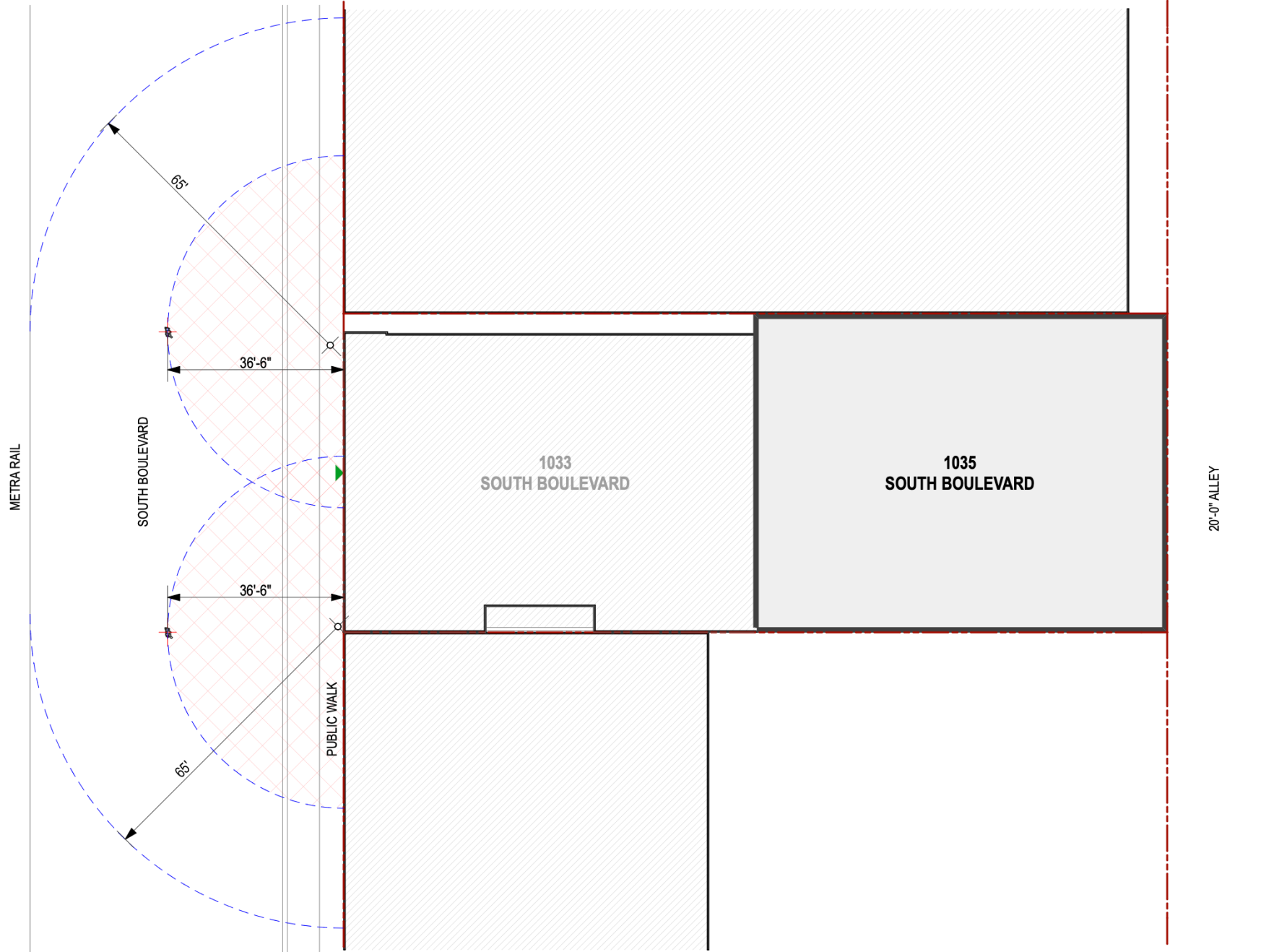
December 21 - 9 am



December 21 - 3 pm



SITE LINE DIAGRAM - SECTION





1031 SOUTH BOULEVARD BUILDING

Standards + Responses

Not change historic character

Slide 5, Street View

Standards + Responses

Compatible with historic building

Siting

Massing

Scale

Materials

Street rhythm

Slide 5, street view

Slide 23, streetscape

Standards + Responses

Not remove character defining features

Slide 5, Street View

Slide 23, Streetscape

Slide 18, Front elevation

Standards + Responses

Exterior Materials Compatible with historic building

Slide 18, Front Elevation

Standards + Responses

Visual distinction between historic building and addition

Slide 21

Slide 22

Standards + Responses

Not change historic character

Slide 5, Street View

Slide 23, Streetscape

Slide 18, Front elevation

Standards + Responses

Floors added shall be set back appropriate distance

Slide 21

Slide 22

Standards + Responses

Massing compatible with scale of neighboring buildings

Slide 7

Slide 8

Standards + Responses

Historic building roof not raised

Slide 21

Slide 22

Standards + Responses

Shape and slope of roofs shall be compatible

Slide 21

Slide 22

jcsa'