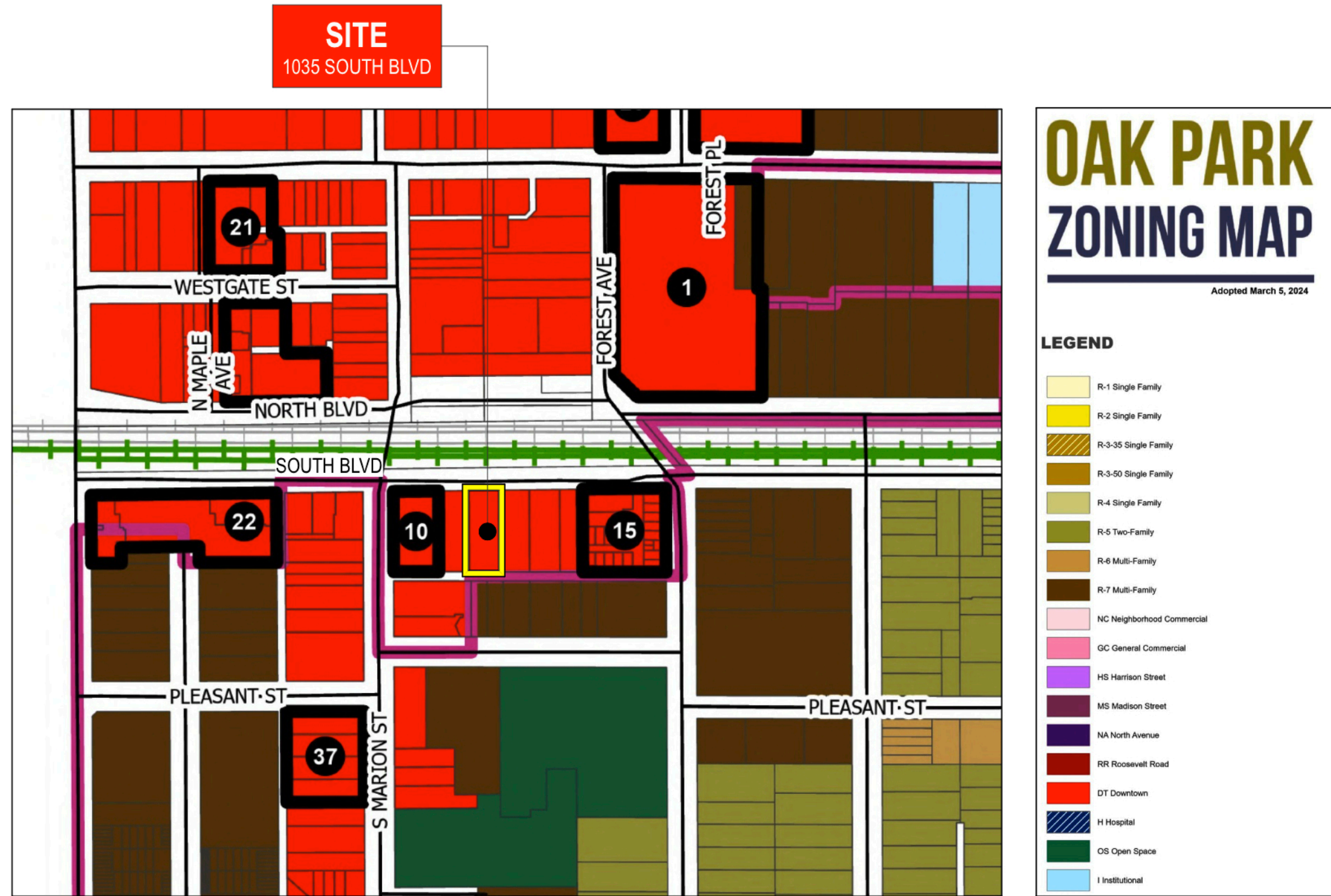


1035 BUILDING



 **ZONING MAP + SITE LOCATION**
NTS



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1035 BUILDING
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Sheet Title
ZONING MAP + LOCATION
SK1
Sheet No.

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.

1035 S. BOULEVARD
PROPOSED HEIGHT: 124'

LINCOLN DEVELOPMENT
BUILDING HEIGHT: 141' EST.

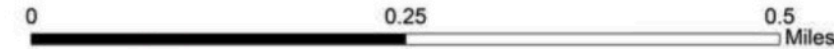
THE OAK PARK OPERA CLUB
BUILDING HEIGHT: 78' EST.

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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BUILDING**
1035 South Boulevard
Oak Park Illinois 60302

Sheet Title
HEIGHT MAP

SK2

Sheet No.

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: 124'

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



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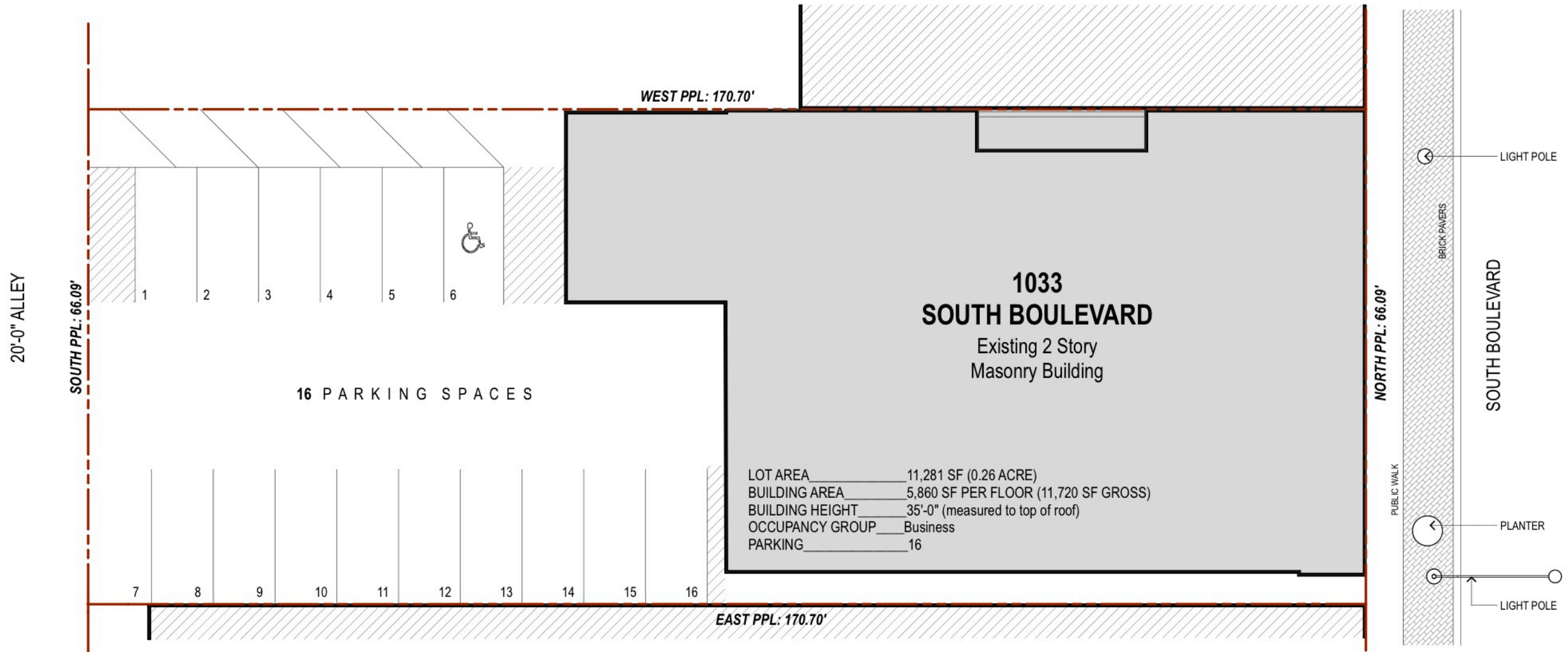
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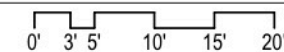
Sheet Title
HEIGHT DATA

SK3

Sheet No.



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



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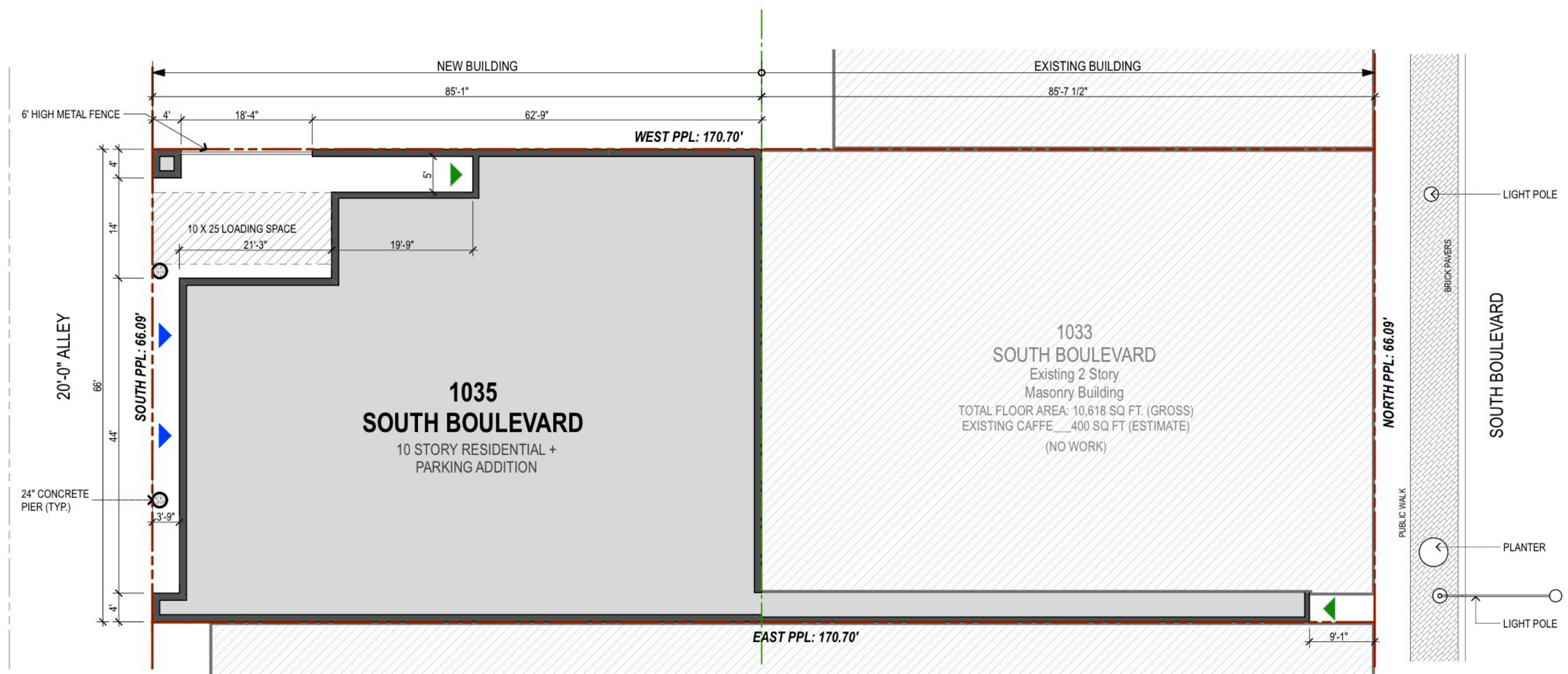
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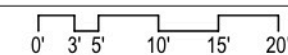
Sheet Title
 SITE PLAN

SK1.1

Sheet No.



PROPOSED SITE PLAN
Scale: 1/16"=1'-0"



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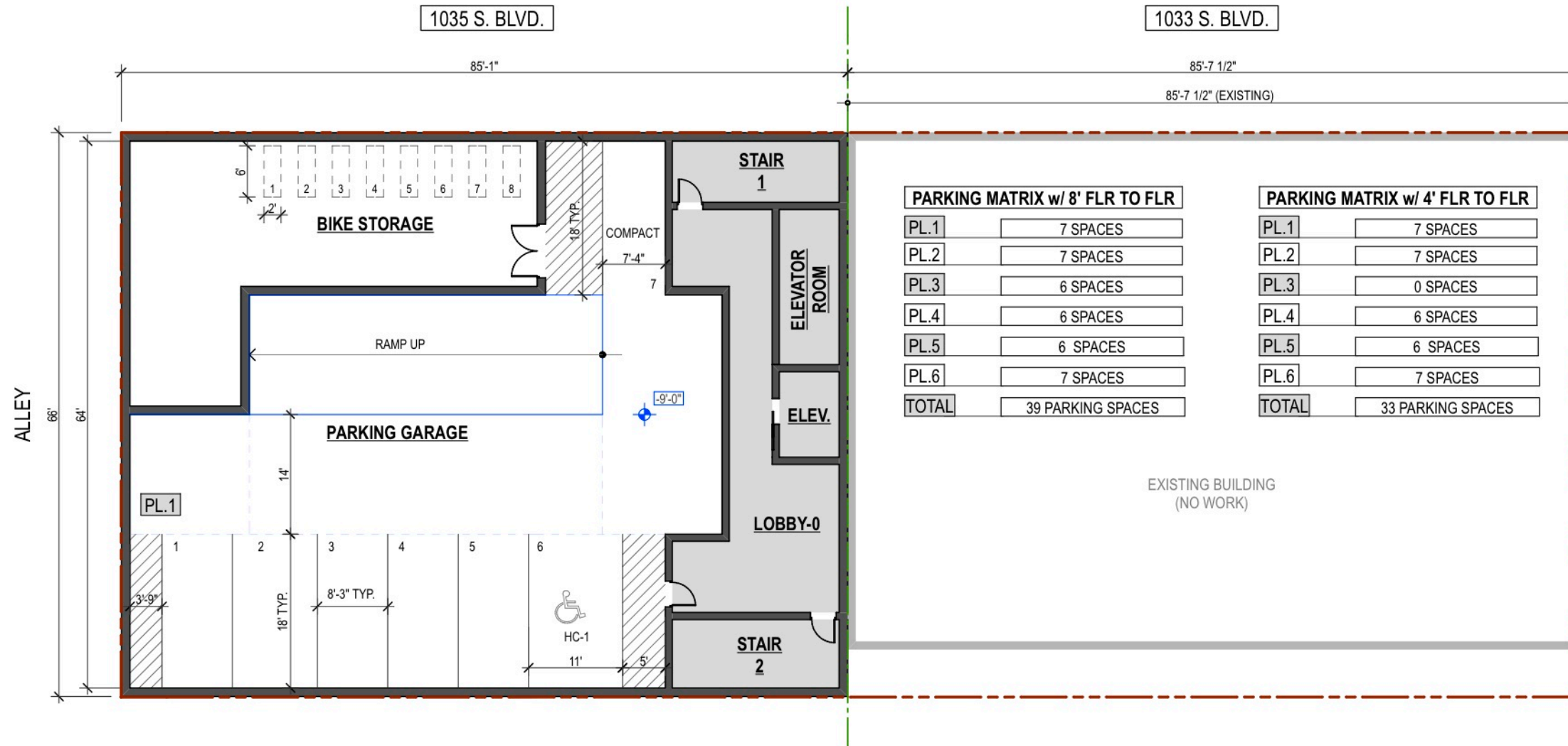
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Sheet Title
SITE PLAN

SK1.2

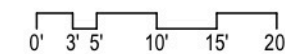
Sheet No.



PARKING MATRIX w/ 8' FLR TO FLR	
PL.1	7 SPACES
PL.2	7 SPACES
PL.3	6 SPACES
PL.4	6 SPACES
PL.5	6 SPACES
PL.6	7 SPACES
TOTAL	39 PARKING SPACES

PARKING MATRIX w/ 4' FLR TO FLR	
PL.1	7 SPACES
PL.2	7 SPACES
PL.3	0 SPACES
PL.4	6 SPACES
PL.5	6 SPACES
PL.6	7 SPACES
TOTAL	33 PARKING SPACES

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



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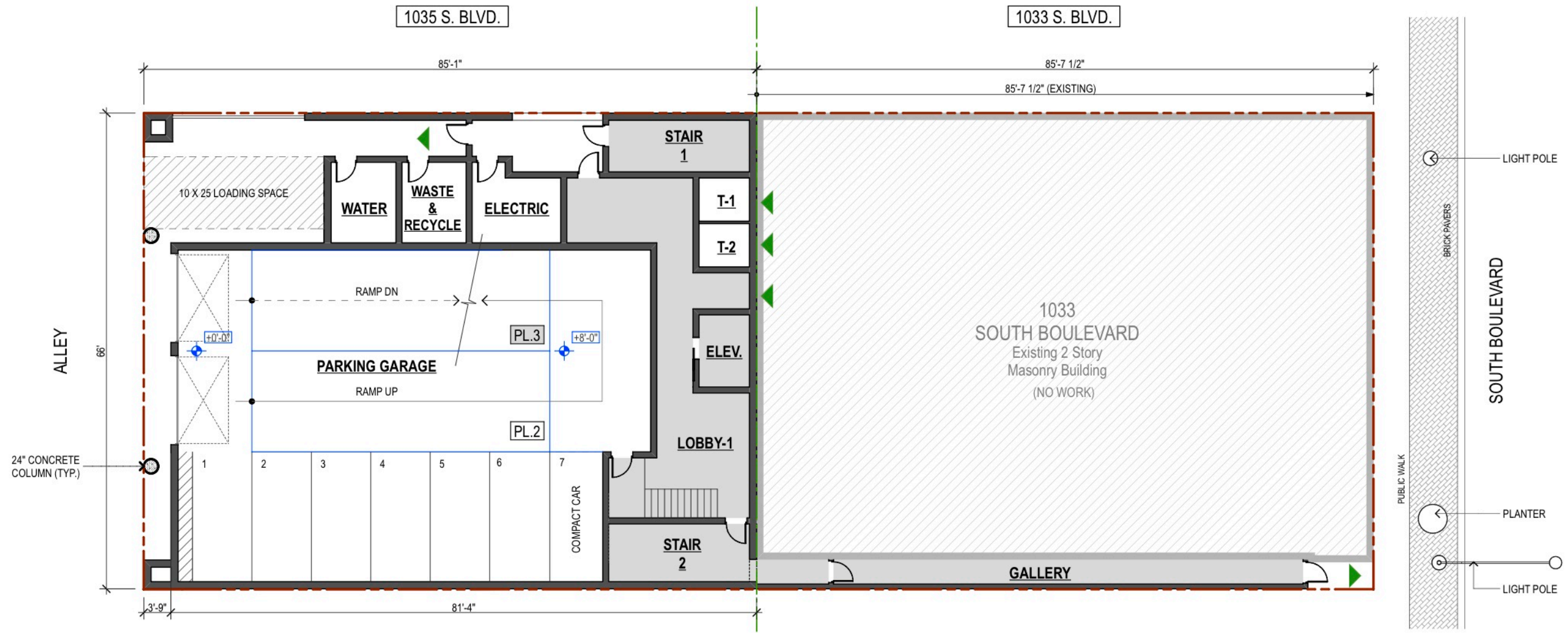
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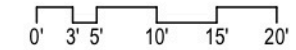
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Sheet Title
PLAN
SK2.0
Sheet No.



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



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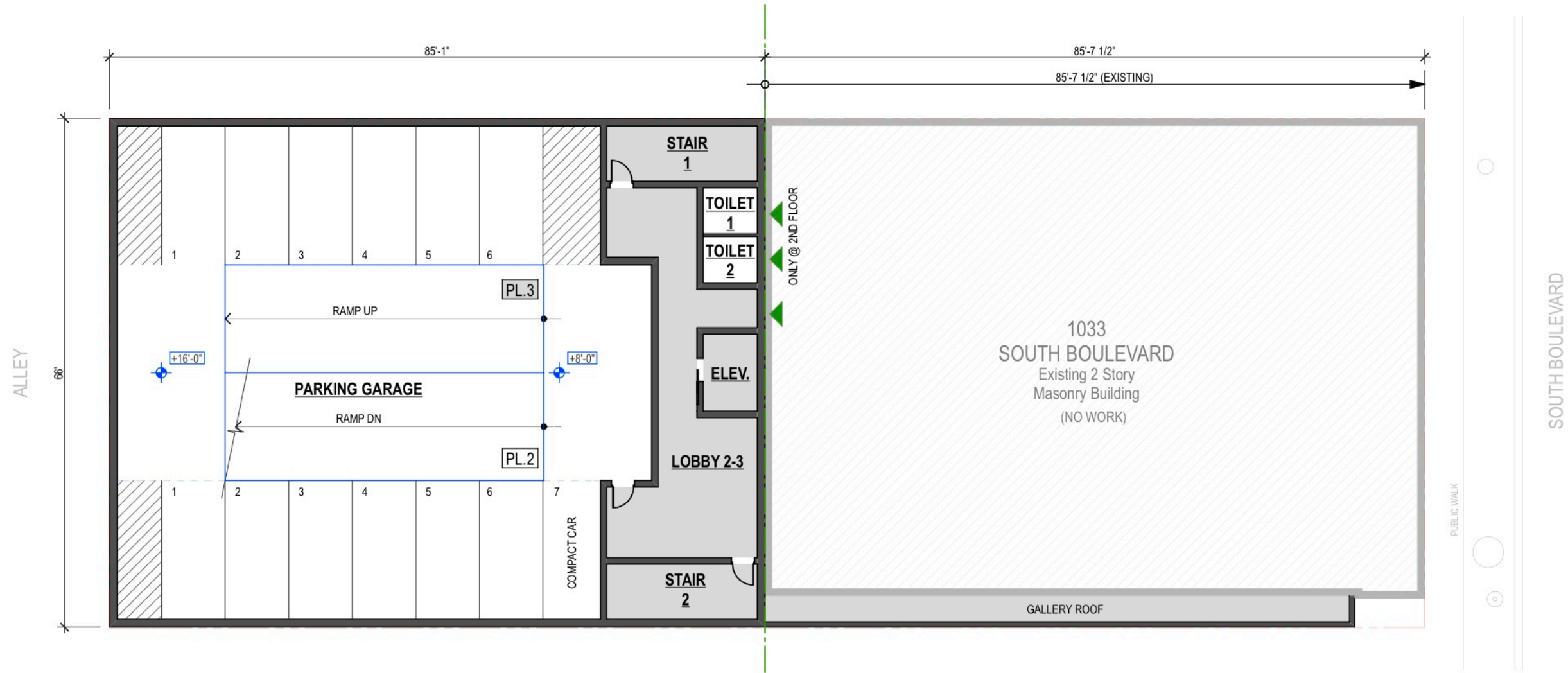
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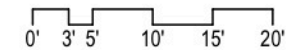
Sheet Title
 PLAN

SK2.1

Sheet No.



 **PL.2 - PL.3 FLOOR PARKING - proposed**
Scale: 1/16"=1'-0"



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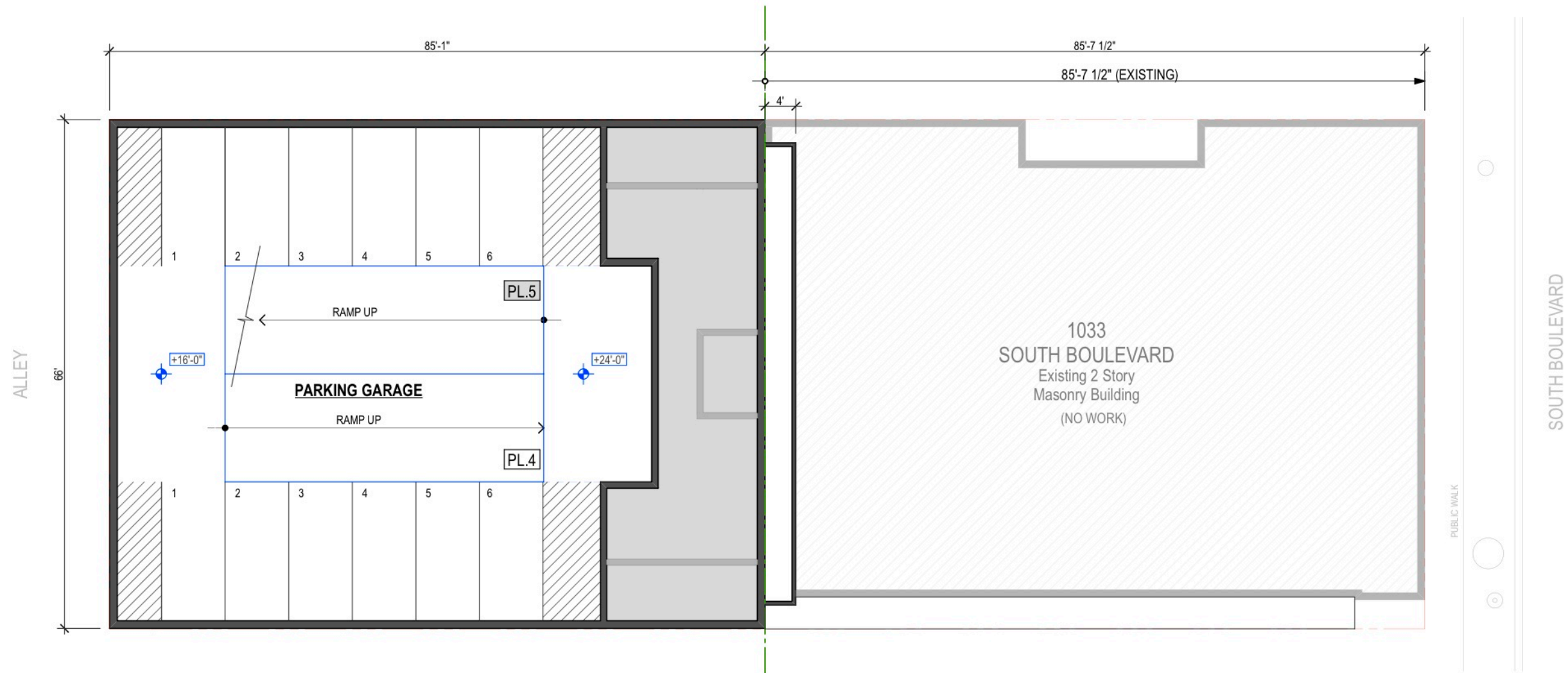
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Sheet Title
PLAN

SK2.2

Sheet No.



 **PL.4 - PL.5 FLOOR PARKING - proposed**
Scale: 1/16"=1'-0"



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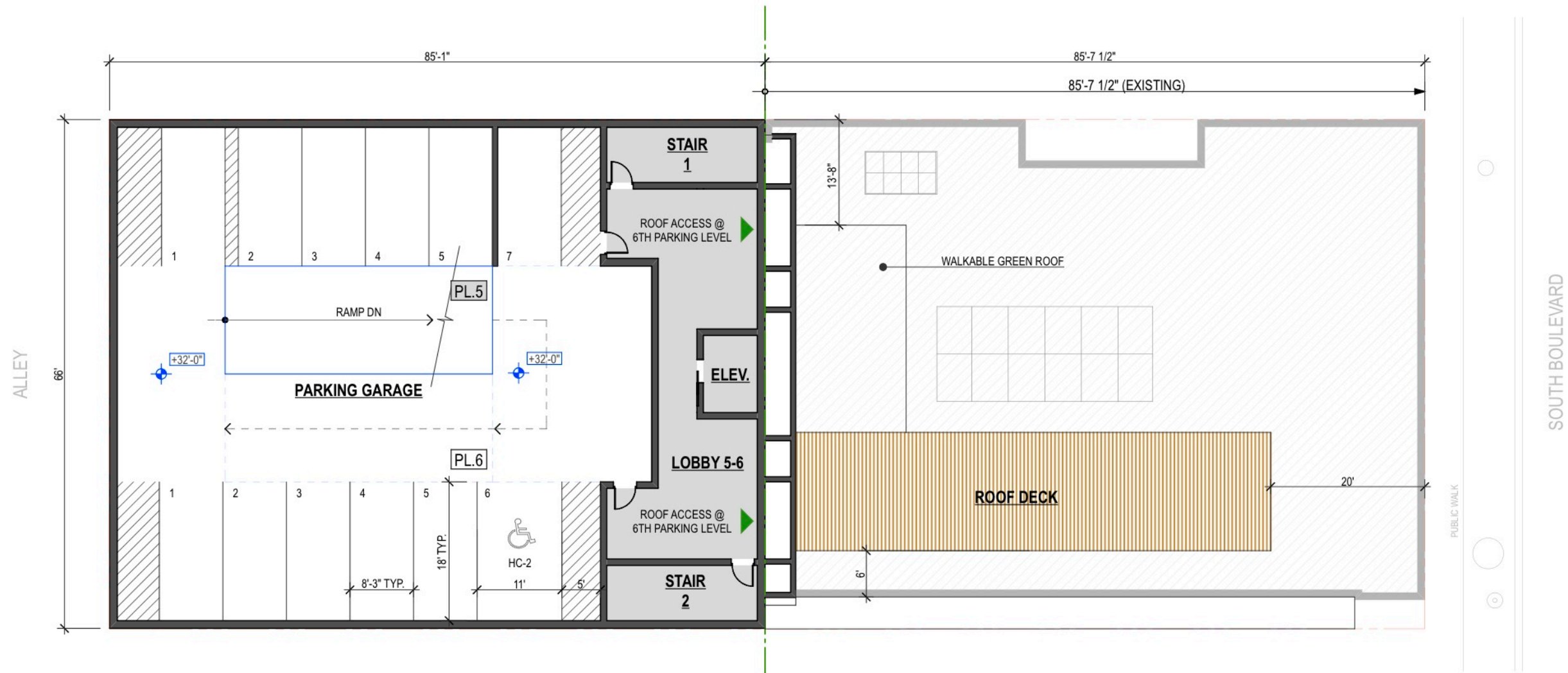
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Sheet Title
PLAN

SK2.3

Sheet No.




PL.5 - PL.6 FLOOR PARKING LEVEL - proposed
 Scale: 1/16"=1'-0"



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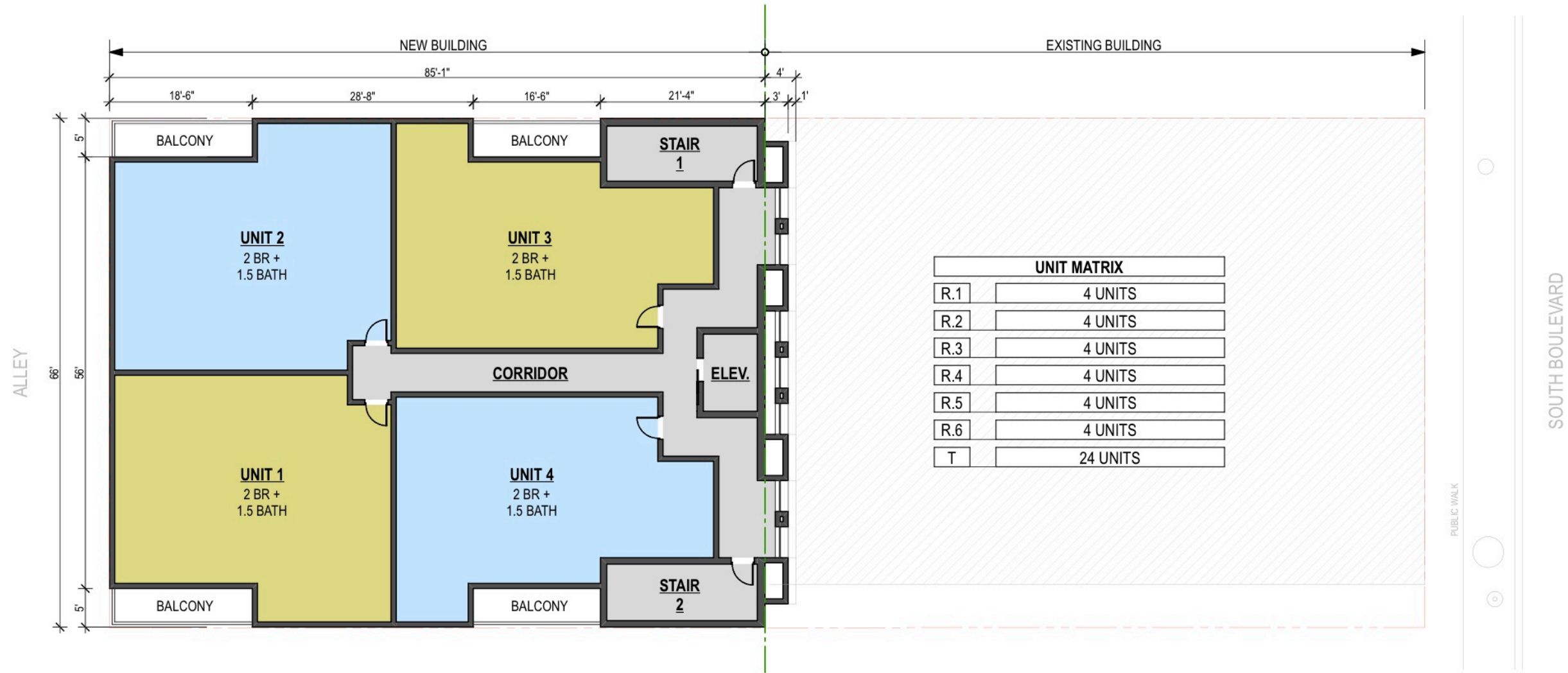
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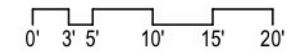
Sheet Title
PLAN

SK2.4

Sheet No.



 **RESIDENTIAL FLOOR - proposed 6 floors - typical**
Scale: 1/16"=1'-0"



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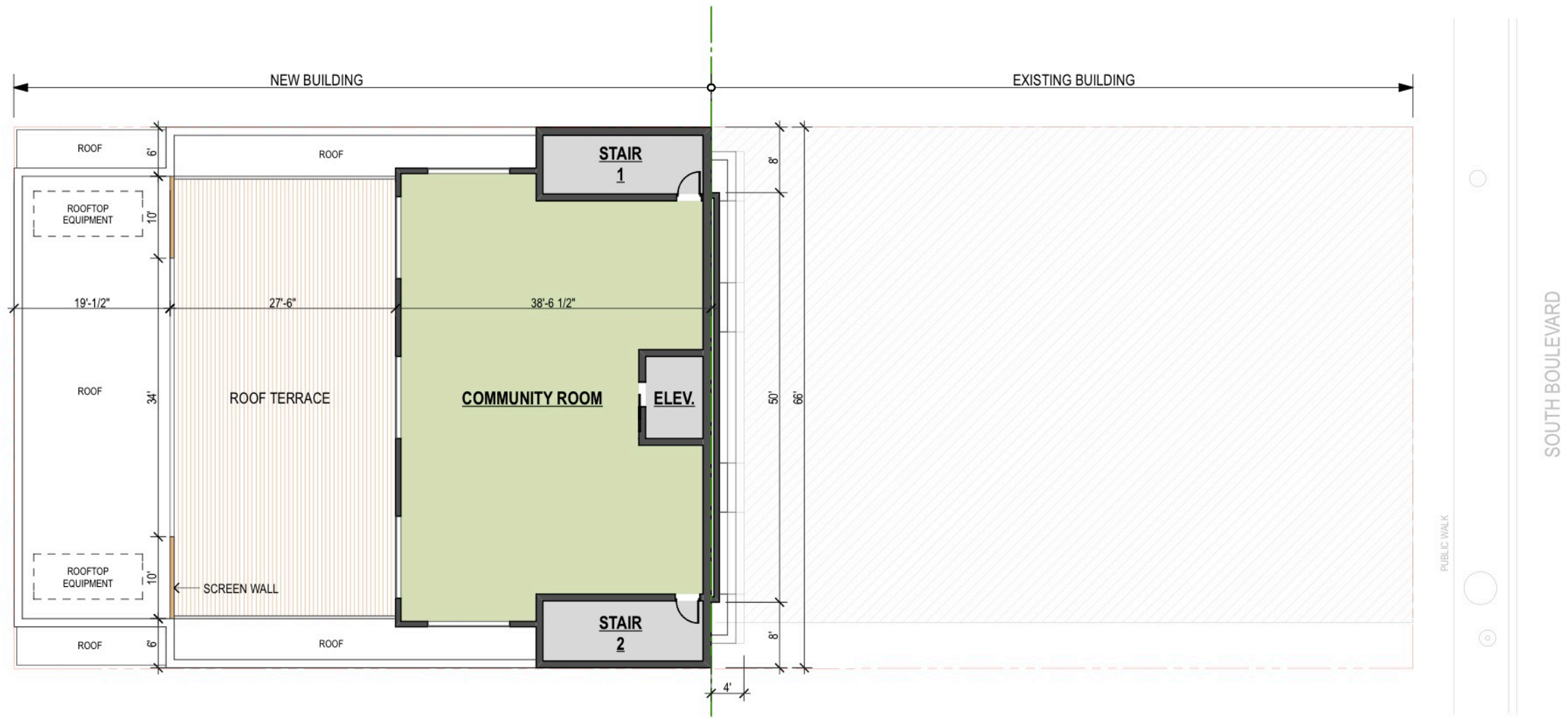
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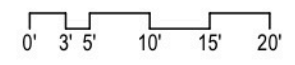
Sheet Title
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SK2.5

Sheet No.



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



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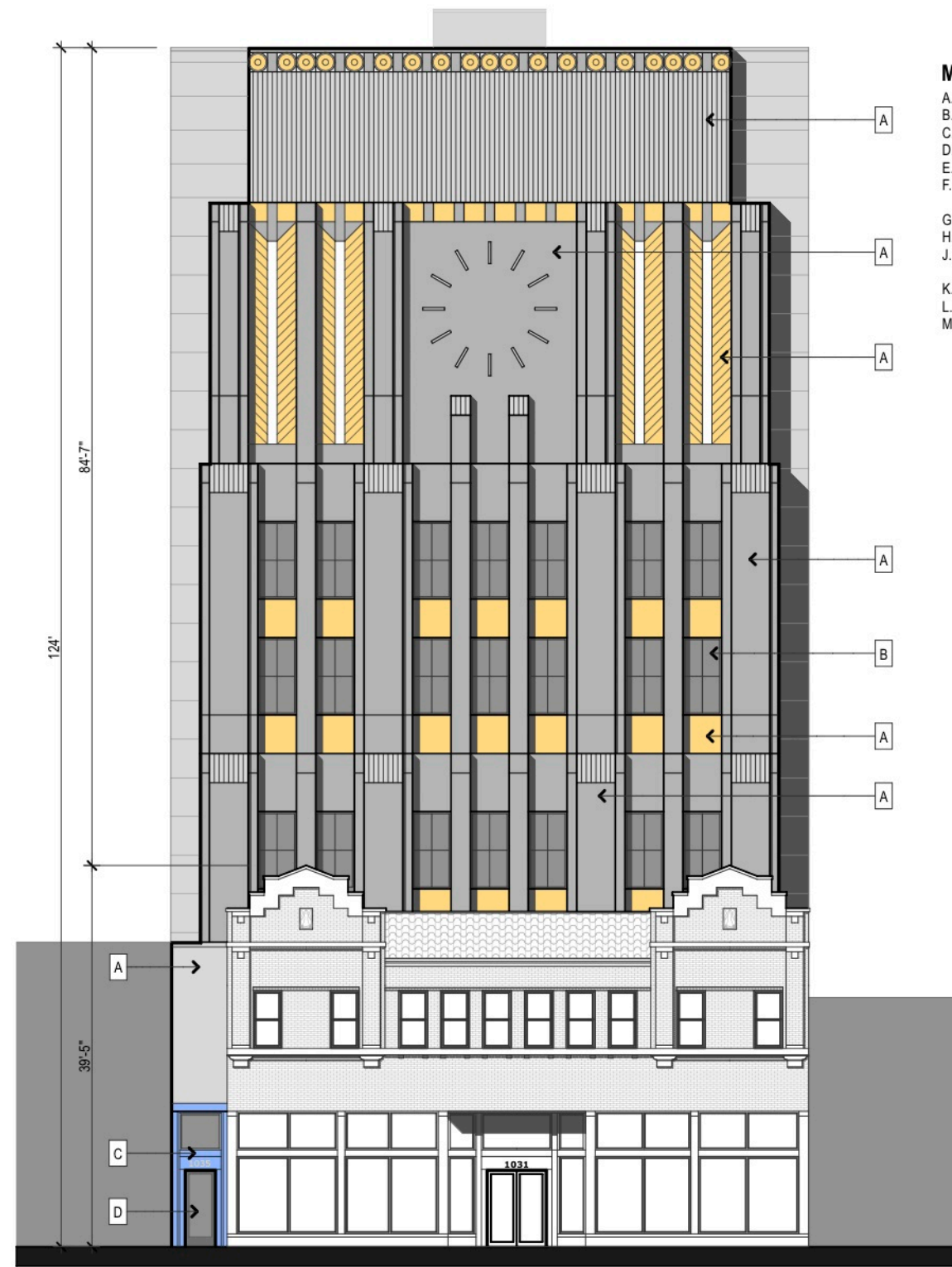
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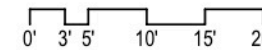
Sheet Title
PLAN
SK2.6
Sheet No.



MATERIALS:

- A. METAL PANELS ON LIGHT GAUGE FRAMING
- B. WINDOW
- C. WALL MOUNTED LIGHT FIXTURE
- D. EXTERIOR DOOR
- E. PRE-FINISHED METAL PANEL (COLOR VARIES)
- F. PERFORATED METAL PANELS AS SCREENS FOR OPEN AIR PARKING STRUCTURE
- G. PRE-FINISHED 6" COMPOSITE PANELS
- H. METAL OVERHEAD DOOR (TYP. FOR 2)
- J. CONCRETE STRUCTURAL COLUMNS (TYP. FOR 2)
- K. METAL GUARD RAIL
- L. SCREEN WALL
- M. 6'-0" HIGH METAL FENCE

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



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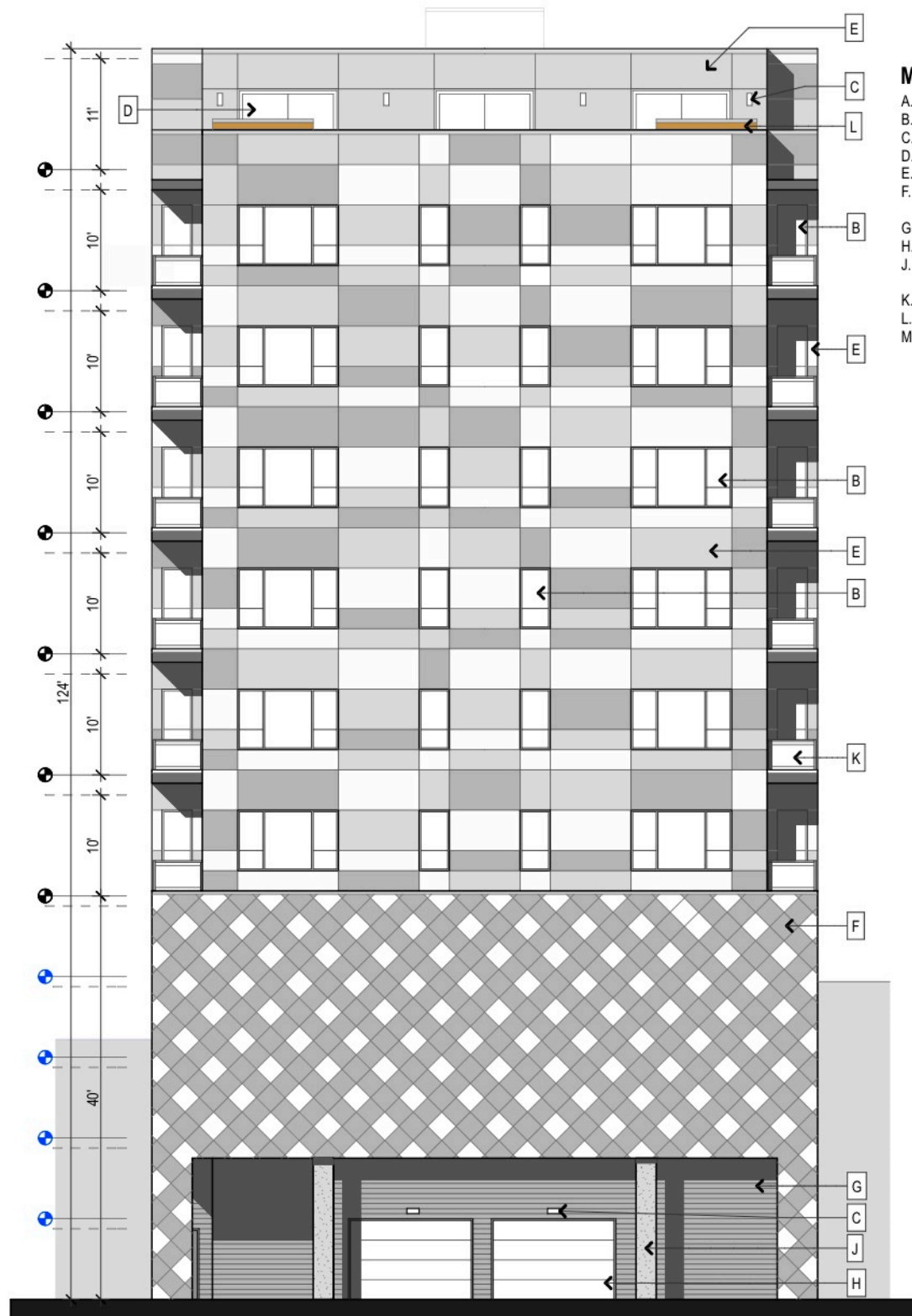
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Sheet Title
ELEVATION

SK3.1

Sheet No.

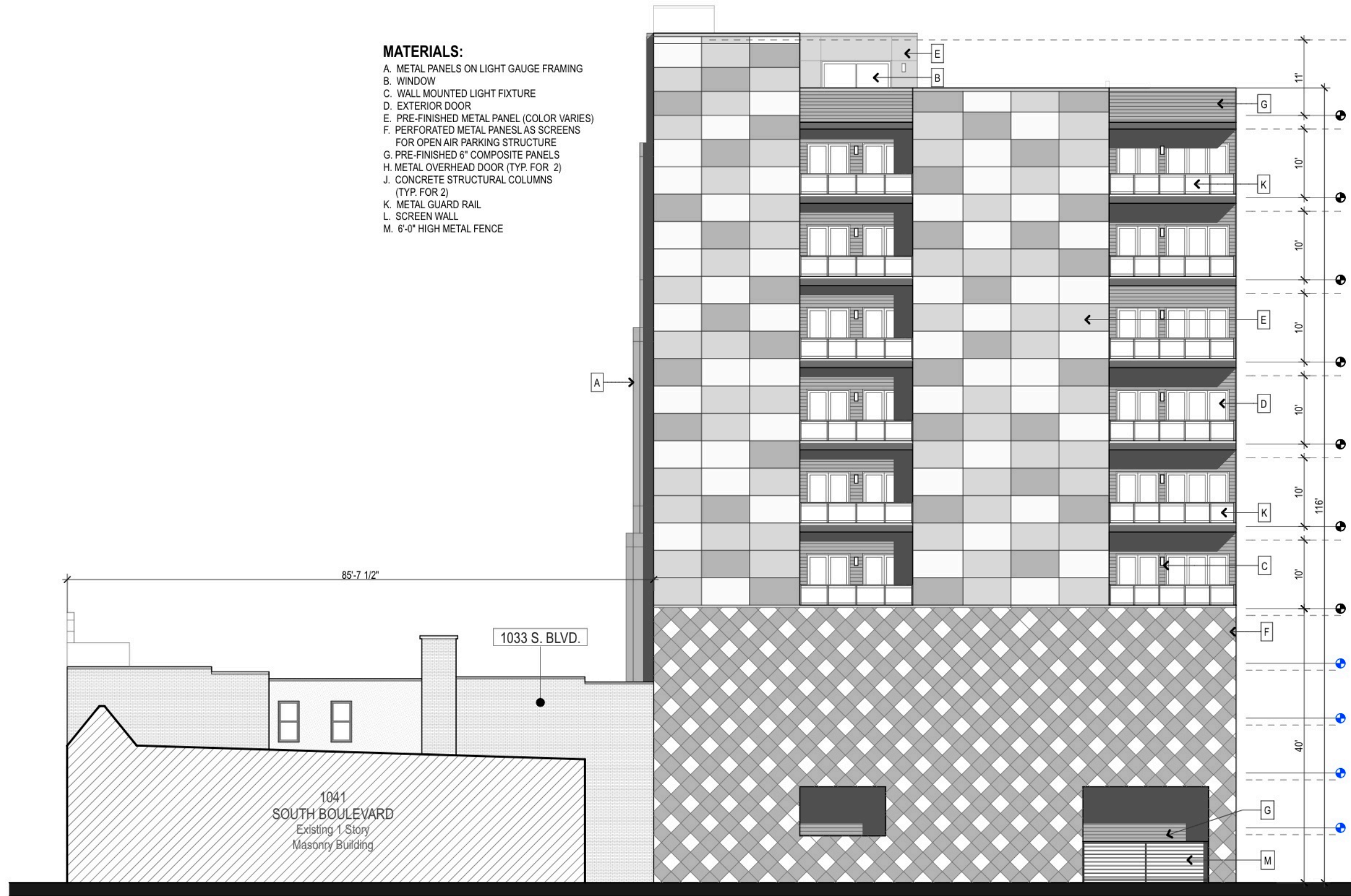


- MATERIALS:**
- A. METAL PANELS ON LIGHT GAUGE FRAMING
 - B. WINDOW
 - C. WALL MOUNTED LIGHT FIXTURE
 - D. EXTERIOR DOOR
 - E. PRE-FINISHED METAL PANEL (COLOR VARIES)
 - F. PERFORATED METAL PANELS AS SCREENS FOR OPEN AIR PARKING STRUCTURE
 - G. PRE-FINISHED 6" COMPOSITE PANELS
 - H. METAL OVERHEAD DOOR (TYP. FOR 2)
 - J. CONCRETE STRUCTURAL COLUMNS (TYP. FOR 2)
 - K. METAL GUARD RAIL
 - L. SCREEN WALL
 - M. 6'-0" HIGH METAL FENCE

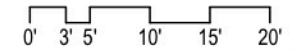
SOUTH ELEVATION - PROPOSED REAR
 Scale: 1/16"=1'-0"
 0' 3' 5' 10' 15' 20'

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<p>REVIEW 11/20/2024</p>					
<p>REVIEW 11/13/2024</p>					
<p>REVIEW 11/8/2024</p>					
<p>Issued for: _____ Date</p>					

- MATERIALS:**
- A. METAL PANELS ON LIGHT GAUGE FRAMING
 - B. WINDOW
 - C. WALL MOUNTED LIGHT FIXTURE
 - D. EXTERIOR DOOR
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 - K. METAL GUARD RAIL
 - L. SCREEN WALL
 - M. 6'-0" HIGH METAL FENCE



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



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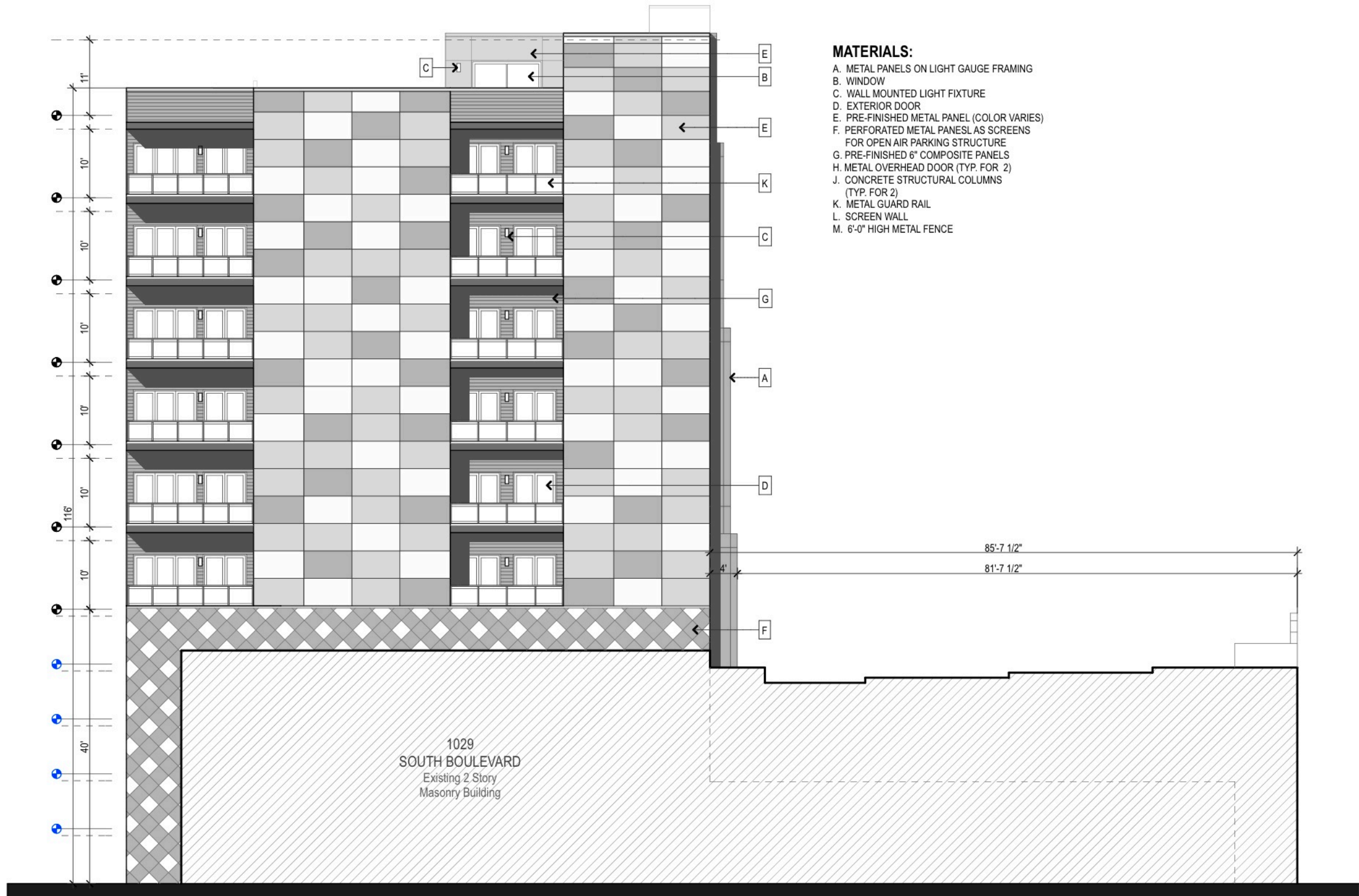
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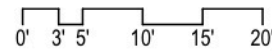
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Sheet Title
ELEVATION
SK3.3
 Sheet No.



- MATERIALS:**
- A. METAL PANELS ON LIGHT GAUGE FRAMING
 - B. WINDOW
 - C. WALL MOUNTED LIGHT FIXTURE
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 - G. PRE-FINISHED 6" COMPOSITE PANELS
 - H. METAL OVERHEAD DOOR (TYP. FOR 2)
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 - K. METAL GUARD RAIL
 - L. SCREEN WALL
 - M. 6'-0" HIGH METAL FENCE

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



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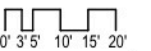
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ELEVATION

SK3.4

Sheet No.



○ STREETScape LOOKING SOUTH ALONG SOUTH BOULEVARD



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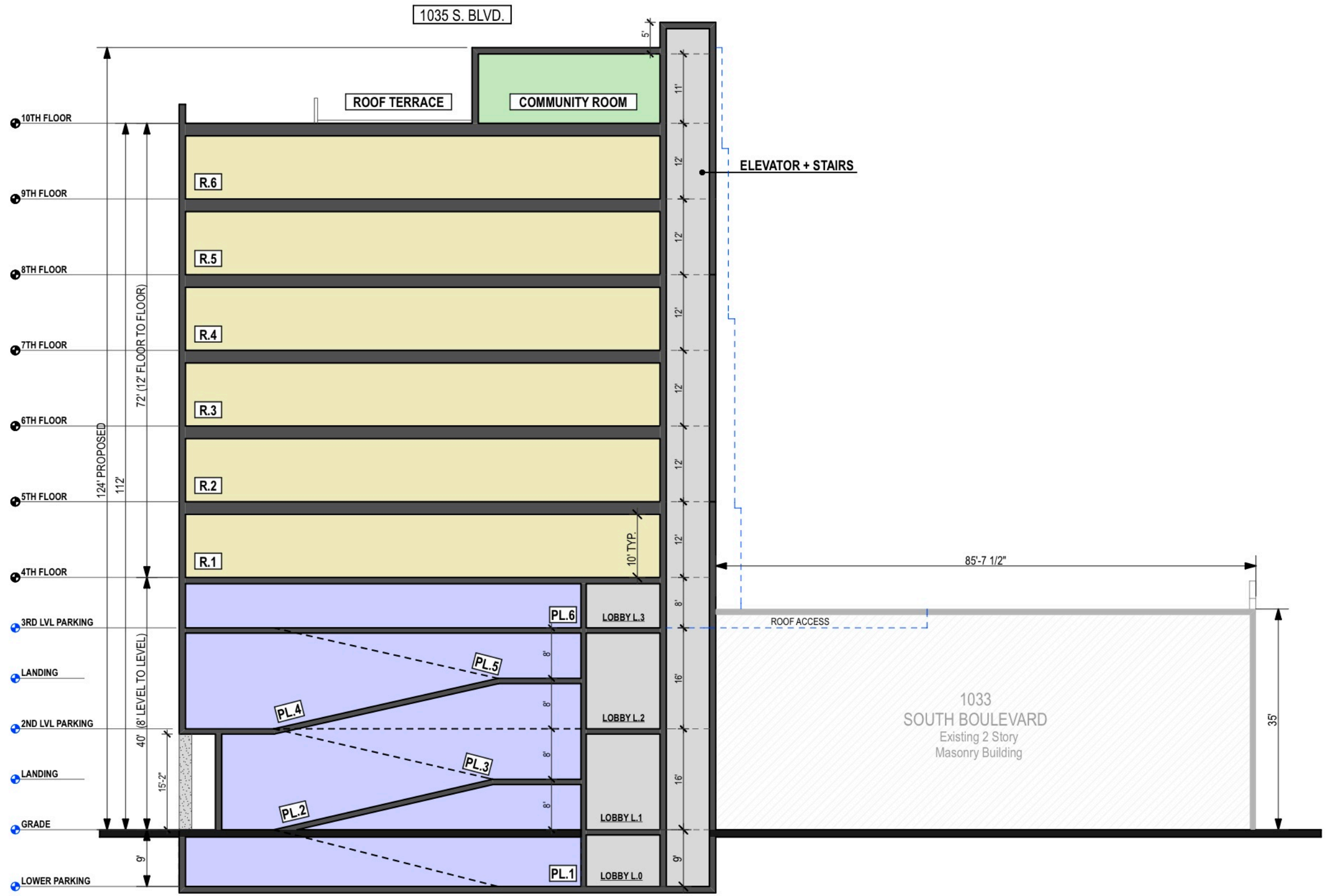
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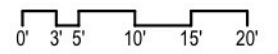
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STREETScape

SK3.5

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SCHMATIC BUILDING SECTION - PROPOSED



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Sheet Title
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 Sheet No.