



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**833 W WILSON**

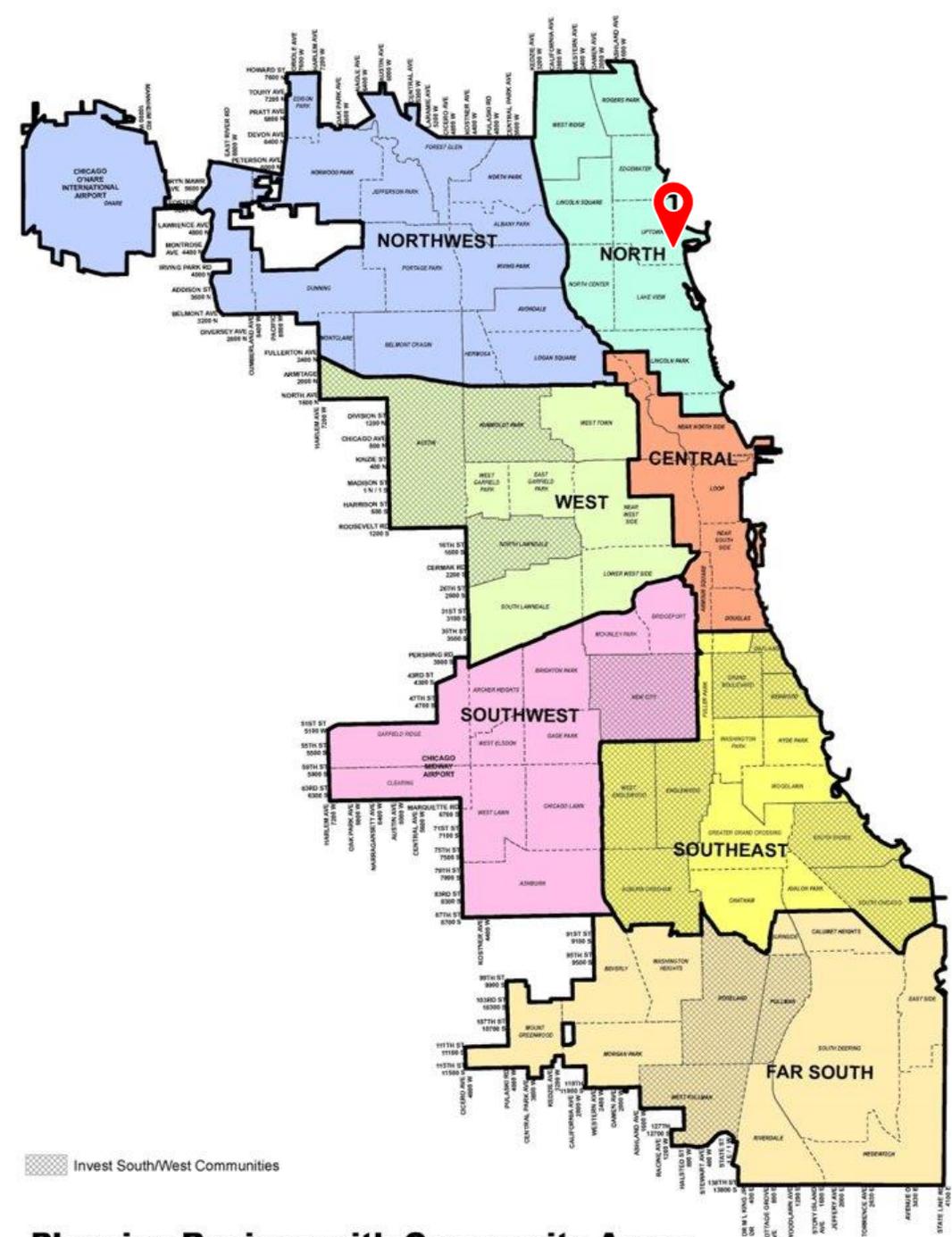
**46<sup>TH</sup> WARD**

**BRINSHORE DEVELOPMENT, LLC**

12/16/2021

# ★ Community Area Snapshot

- North Region
- Uptown
- 46th Ward – Alderman Cappleman
- Wilson Yard TIF



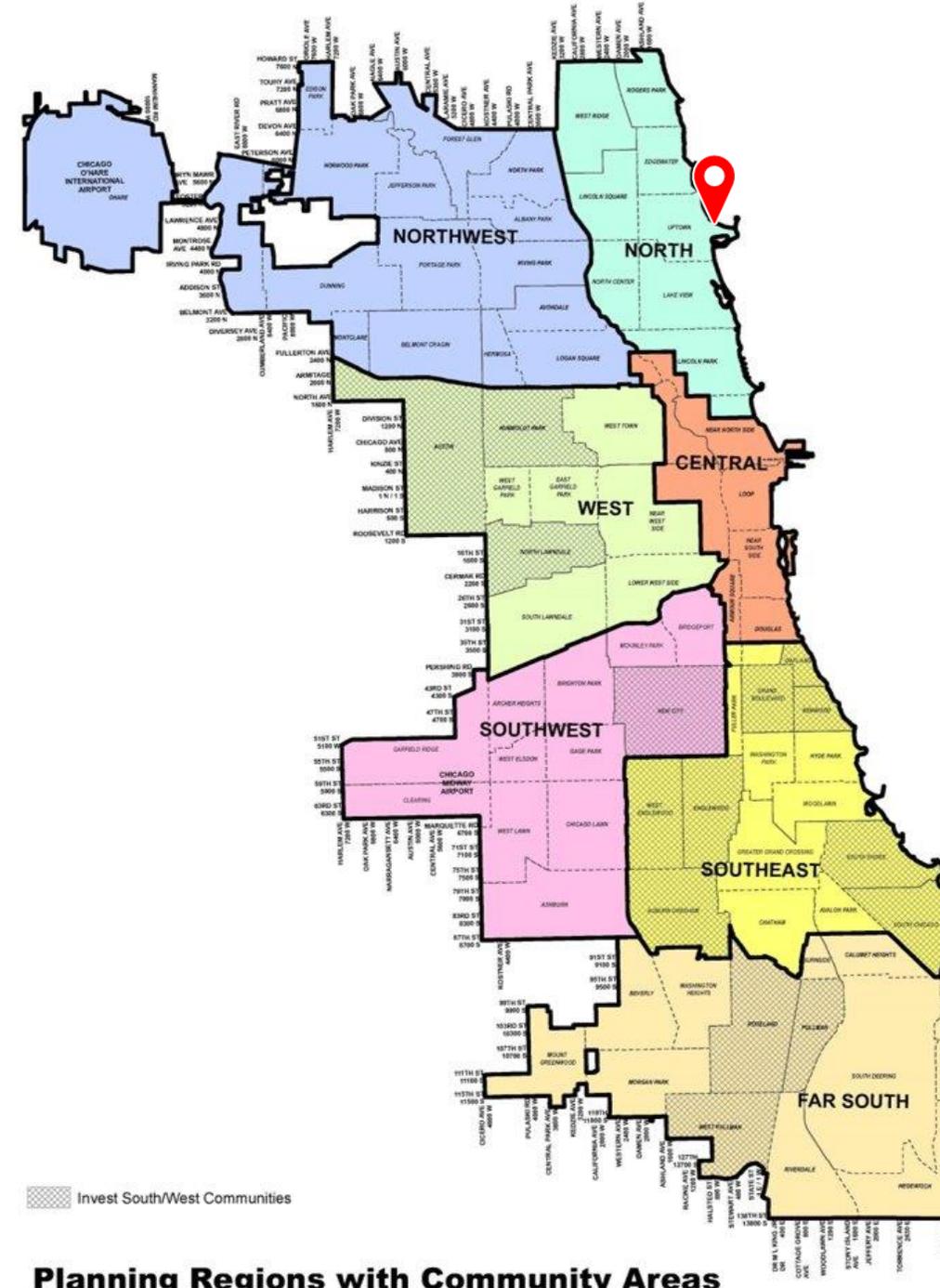
Planning Regions with Community Areas

# ★ Community Area Snapshot

## COMMUNITY AREA INFORMATION:

- Uptown Community
- Total Population: 58,424
  - 54.1% White non-Hispanic
  - 15.1% Hispanic or Latino
  - 17.5% Black non-Hispanic
  - 9.9% Asian non-Hispanic
- Median Income: \$51,889

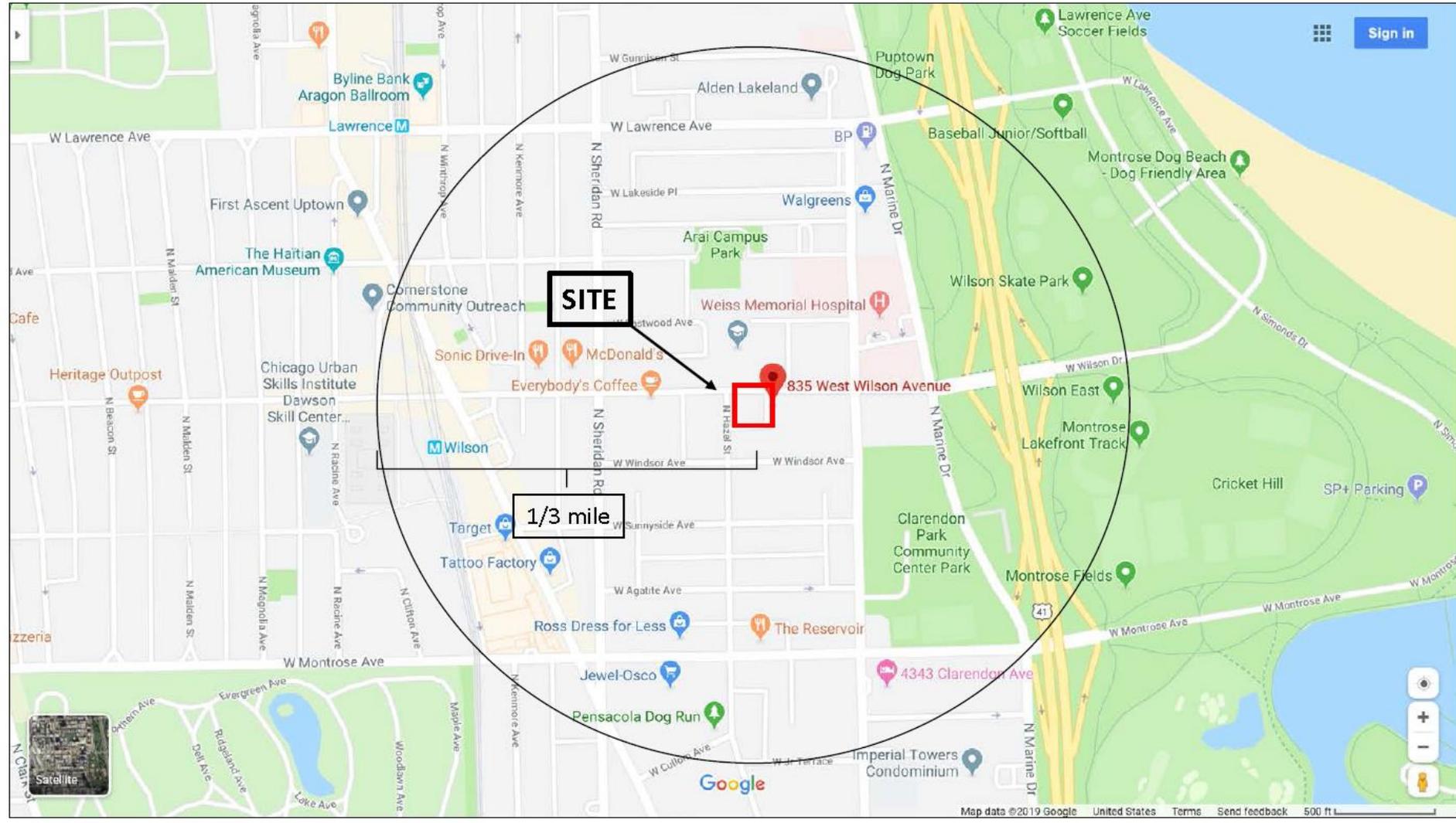
SOURCE: CMAP COMMUNITY DATA SNAPSHOT; UPTOWN, CHICAGO COMMUNITY AREA, JUNE 2020 RELEASE



## 835 W. Wilson

- The project seeks Lakefront Protection Approval
- The proposed project is not a Planned Development
- 73 units of affordable housing for seniors at 30%, 60%, and 80% AMI
- 10 Studios, 49 one-bedrooms, 14 two-bedrooms
- 44 parking spaces
- Project amenities include a resident lounge, fitness room, and a community room that opens to an expansive green roof deck and walking area.

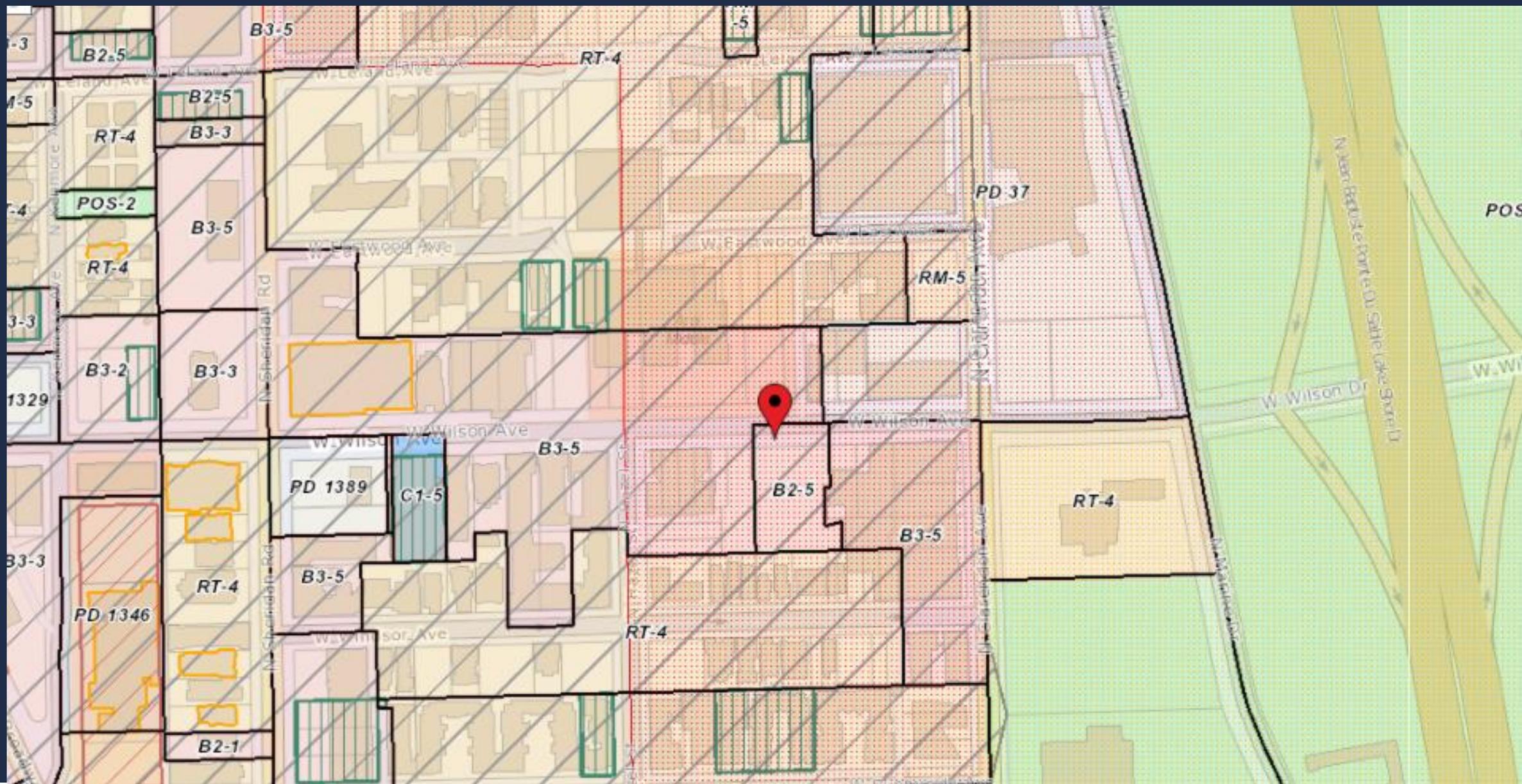
# Map: 833 W Wilson Ave, Chicago, IL 60640



**SITE CONTEXT MAP**



**SITE CONTEXT AERIAL**



LAND USE CONTEXT PLAN

# 6 STORY BUILDING

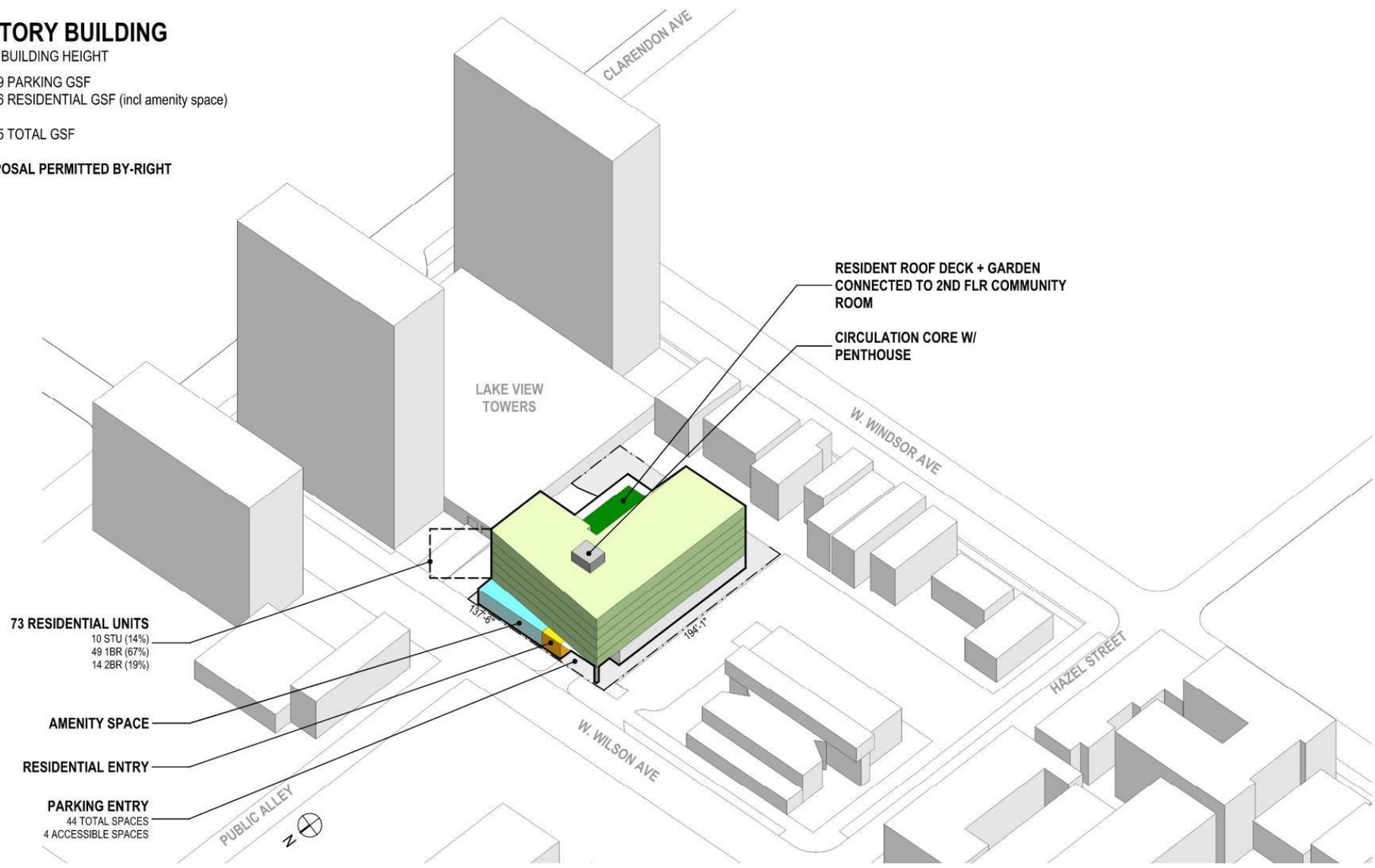
71'-0" BUILDING HEIGHT

14,629 PARKING GSF

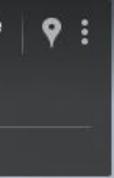
62,896 RESIDENTIAL GSF (incl amenity space)

77,525 TOTAL GSF

PROPOSAL PERMITTED BY-RIGHT



AERIAL VIEW FROM NORTHWEST



# Pedestrian Context





# Planning Context

PLANNING  
DOCUMENT  
COVER  
PAGE

## IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

- Provide Published Date
- Provide Name of Lead Organization
- Provide Brief Outline of Plan Goals
- [https://www.chicago.gov/city/en/depts/dcd/provdrs/planning\\_and\\_policydivision.html](https://www.chicago.gov/city/en/depts/dcd/provdrs/planning_and_policydivision.html)
- <https://www.lisc.org/chicago/our-work/comprehensive-community-development/quality-of-life-planning/>
- <https://www.cmap.illinois.gov/programs/lta/projects>

PLANNING  
DOCUMENT  
COVER  
PAGE

# Project Timeline + Community Outreach

- Lakefront application filed June 10, 2020
- The project has gone through a rezoning and variation process
- Based on feedback from DPD:
  - Canopy was added to the entryway
  - loading area was eliminated
  - Glazing added to the pedestrian garage door
  - Landscaping moved to raised planters with seating

7/26/2023 10:03 AM  
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**1** Ground Floor Plan  
 SCALE: 1/8" = 1'-0"  
 N

**TYPICAL PLAN NOTES**

- ALL DIMENSIONAL NOTES, SETS, TAGS, ETC. ARE SAME ON ALL FLOORS UNLESS INDICATED OTHERWISE.
- ALL DOORS SHALL BE LOCATED AS CLOSE TO A WALL INTERSECTION AND STILL ALLOW THE TRIM TO FULLY FIT ON CONTROLLED SIDE, AS SHOWN IN DRAWINGS. ALWAYS NOTE FINISH.
- REFER TO ASSEMBLY SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS. ALL INTERIOR WALLS ARE WALL TYPE 1 UNLESS INDICATED OTHERWISE.
- ALL TOILETS SHALL BE LOCATED 1' FROM THE FINISHED WALL UNLESS INDICATED OTHERWISE.
- CLOSETS EXCEPT FOR BULK STORAGE CLOSETS IN UNITS SHALL HAVE A FLOOR AND A MINIMUM OF ONE (1) DOOR SHELF. SEE TYPICAL CONSTRUCTION DETAIL AT THE SIGN OFF. TYPE UNITS IN NON-RESIDENTIAL AREAS, THEY SHALL HAVE AN ADDITIONAL SHELF AND ROOF AT 4" AFF.
- BATHROOMS SHALL HAVE 26 SHELVES EXCEPT SHOWROOM PLANE.
- MAINTENANCE & JANITOR CLOSETS SHALL HAVE 24" MINIMUM CLEARANCE TO 8" SHELVES AT 12" AFF.
- AT TYPE 204 ACCESSIBLE TYPE 1 UNIT BATHROOMS, DOOR TO SHOWING DOOR TO BRING IN AT REMAINDER OF UNITS AT TYPE 204 ACCESSIBLE TYPE 1 UNIT BATHROOMS PROVIDE CLEARANCE SINCE COMPLIANT WITH ADA AT 11" AFF. IN EACH CORNER EXCEPT AT THE REAR FLOORS, PROVIDE AN AREA OF REFUGE WITH TYPICAL 2" AFF CONNECTION. SEE ELECTRICAL.
- AREA OF PROPOSED CEILING, SEE FINISH SCHEDULE FOR CEILING TYPE. ALL SHEET PILES CONCEALED, AND STANDED EXTERIOR CONCRETE, COLOR BY ARCH.
- PERMEABLE PAVING SYSTEM - SEE CIVIL.
- CONCRETE PAVING, COLOR BY ARCH.
- ACCESSIBLE WINDOW WITH A MIN. 20" AFF CLEAR FLOOR SPACE FOR A HANDLE OR FORWARD MOTION. CONTROLS WITH 10" AFF. AND IS MAX FORCE TO ACTIVATE ALL OPERABLE PARTS.
- WINDOW TAG REFER TO WINDOW SCHEDULES.
- STOREFRONT TAG REFER TO STOREFRONT SCHEDULES.
- DOOR TAG REFER TO DOOR SCHEDULES.

**KEY PLAN NOTES**

- ADA WALL & JAMB PUSH PLATES FOR AUTOMATIC DOOR OPERATORS.
- INTERCOM MOUNTED TO 48" AT TOP OF CONTROLS.
- LOBBY APPROVED ADA COMPLIANT AC FRONT LOADED 3-COLOR MIRROR. SEE W/FLOOR FOR SIZE INFO.
- ADA COMPLIANT FRONT LOADING HANDS AND DRYERS IN FLOOR DRAIN, LAUNDRY EQUIPMENT 11".
- TRASH & RECYCLING CHUTE W/ WATER DOORS ON ALL FLOORS. PROVIDE CORNER AND TRASH CARTS ON GROUND FLOOR. PROVIDE FLUSH DRAIN. FLAG CONNECTED TO DISINFECTING AND SAMPLING UNIT.
- ADA COMPLIANT FLOW DRINKING FOUNTAIN. SEE PLUMBING.
- RECEIVED FIRE EXTINGUISHER & CABINET. WHEN RECEIVED IN FIRE RATED ASSEMBLY, PROVIDE FIRE RATED CABINET.
- ACCENT COLOR PAINT - 4 COLORS TOTAL.
- NOF SMK - SEE PLUMBING.
- FRAMES AND FINISHED STEEL ROOF ACCESS LADDER. COLOR BY ARCH IN 24" X 36" LOCKABLE AND INSULATED ROOF PANEL AT SPREAD FLOOR. TRAFFIC AND PUBLIC SHALL NOT HAVE ACCESS TO ROOF DECK.
- PLANTER - SEE LANDSCAPE FOR CONFIGURATION.
- BUILT-IN BENCH - SEE LANDSCAPE.
- REFRESHED METAL BIKE RACK - SEE LANDSCAPE.
- 2" X 1" METAL SCREEN.
- NOT USED.
- LANDSCAPE - SEE ELEVATION.
- NOT USED.
- 2" ORNAMENTAL METAL FENCE.
- 2" WOOD PRIVACY FENCE.
- CANOPY & COUNTERTOP IN SPACE FOR BARRIERS AND RESERVATION.

REVISIONS

NO.	DATE	DESCRIPTION
01	2023.06.11	ISSUED FOR PERMITS
02	2023.06.29	ISSUED FOR PERMITS
03	2023.07.26	ISSUED FOR PERMITS
04	2023.08.01	ISSUED FOR PERMITS
05	2023.08.01	ISSUED FOR PERMITS

Issued for Design Development  
 Issued for Review & Approval  
 Issued for Construction  
 Issued for Construction  
 Issued for Construction  
 Issued for Construction

**LANDON BONE BAKER ARCHITECTS**  
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 CHICAGO, IL 60642  
 WWW.LANDBONEBAKER.COM

**833 W Wilson**  
 833 W Wilson Ave.  
 Chicago IL 60640  
**1830**

Ground Floor Plan  
**A-101**

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1 Second Floor Plan  
SCALE: 1/8" = 1'-0"

**TYPICAL PLAN NOTES**

- ALL DIMENSIONS, NOTES, NOTES, TAGS, ETC. ARE BASED ON ALL FLOOR FINISHES INDICATED ON DRAWINGS.
- ALL DOORS SHALL BE LOCATED AS CLOSE TO A WALL INTERSECTION AND TO ALLOW THE TRIM TO FULLY FIT ON CONTIGUOUS WALL. SEE BROWN/WHITE/BLACK/WHITE/BLACK/WHITE.
- REFER TO ASSUMED SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS. ALL INTERIOR WALLS ARE WALL TYPE UNLESS INDICATED OTHERWISE.
- ALL TOILETS SHALL BE LOCATED 5' FROM THE FINISHED WALL UNLESS INDICATED OTHERWISE.
- CLOSETS EXCEPT FOR BULK STORAGE CLOSETS IN UNITS SHALL HAVE A MINIMUM CLEARANCE OF 12" FROM THE FINISHED WALL UNLESS INDICATED OTHERWISE. AT THE REAR UNITS, THERE IS A UNIT & NON-RESIDENTIAL UNITS. THEY SHALL HAVE AN ADDITIONAL 18" CLEARANCE AS IF ANY. SCHEDULES SHALL HAVE 18" SHELVES IN DEPTHS SHOWN ON PLANS.
- MAINTENANCE & JANITOR CLOSETS SHALL HAVE (5) 1/2" SHELVES PROVIDED TO SHEDS IF IF OTHER NOT FITS.
- IF THERE IS AN ACCESSIBLE TOILET IN A UNIT, THE DOOR TO BATH/OUT DOOR TO BATH IN AT REMAINDER OF UNITS.
- AT THIS SIZE ACCESSIBLE TOILET UNIT WITH CLEAR FLOOR CLEARANCE SPACE COMPLIANT WITH ADA 4.17.4.2.2 SECTION 4.17.4.2.2.
- IN EACH COMMON STAIRWAY AT THE DEATH FLOOR, PROVIDE AN AREA OF REFUGE WITH DIGITAL 240V COMMUNICATION. SEE ELECTRICAL.

- AREA OF UNFINISHED WALL, SEE FINISH SCHEDULES FOR DETAILS. ALL UNFINISHED WALLS SHALL BE CONCRETE. (1)
- STANDARD EXTERIOR CONCRETE COLOR BY ARCH. (2)
- PERMISSIBLE PAINTING SYSTEM - SEE DIAL. (3)
- CONCRETE PAINTING COLOR BY ARCH. (4)
- ACCESSIBLE WINDOW WITH A MIN. 20" W/ CLEAR FLOOR SPACE FOR WHEELCHAIR APPROACH. CONTROLS WITH 15" AT 48" AND 18" MAX FORCE TO ACTIVATE ALL OPERABLE PARTS. (5)
- WINDOW TAG REFER TO WINDOW SCHEDULES. (6)
- STOREFRONT TAG REFER TO STOREFRONT SCHEDULES. (7)
- DOOR TAG REFER TO DOOR SCHEDULES. (8)

**KEY PLAN NOTES**

- ADA WALL & JAMB/FISH PLATES FOR AUTOMATIC DOOR OPERATORS. (1)
- INTERCOM VOLUNTARY TO 48" TO TOP OF CONTROLS. (2)
- SPS APPROVED ADA COMPLIANT AC-FRONT LOADED 3-COLOR INCULCATED. SEE W/ ELEV FOR MODEL. (3)
- ADA COMPLIANT FRONT LOADING ADDRESS AND DIFFERENT FLOORING, LAUNDRY EQUIPMENT 15.6. (4)
- TRASH & RECYCLING CHUTES IN RATED DOORS ON ALL FLOORS. PROVIDE COMPACTOR AND TRASH CHUTE ON GROUND FLOOR. PROVIDE FLUSHING URINAL AND CONNECTED TO DRAINAGE AND SANITATION UNIT. (5)
- ADA COMPLIANT H-LON DRINKING FOUNTAIN. SEE PLANNING. (6)
- RECEIVED FIRE EXTINGUISHER CABINET. WHEN RECEIVED IN THE WATER ASSEMBLY, PROVIDE FIRE RATED CABINET. (7)
- ACCENT COLOR PAINT - A COLOR TOTAL. (8)
- KEEP BAY. SEE PLANNING. (9)
- FIREBAY AND WANTED STEEL ROOF ACCESSIBLE. COLOR BY ARCH. IF 3" X 3" LOCKABLE AND INSULATED SHALL MATCH AT THE UNITS FLOOR. TENANTS AND PUBLIC SHALL NOT HAVE ACCESS TO ROOF. (10)
- PLANTER - SEE LANDSCAPE FOR CONFIGURATION. (11)
- BUILT-IN BENCH - SEE LANDSCAPE. (12)
- PREFINISHED METAL BIKE RACK. SEE LANDSCAPE. (13)
- 2" X METAL SCREEN. (14)
- NOT USED. (15)
- SHOWER - SEE SCHEDULES. (16)
- NOT USED. (17)
- ORNAMENTAL METAL FENCE. (18)
- WOOD PRIVACY FENCE. (19)
- CABINETS & COUNTERTOP W/ SPACE FOR WAP/FROGE AND W/WORKING. (20)

REVISION HISTORY

NO.	DATE	DESCRIPTION
01	2022.08.11	ISSUED FOR DESIGN DEVELOPMENT
02	2022.10.10	ISSUED FOR PERMITTING
03	2023.02.10	ISSUED FOR PERMITTING
04	2023.02.10	ISSUED FOR PERMITTING
05	2023.02.10	ISSUED FOR PERMITTING

Issued for Design Development  
Issued for Permitting  
Issued for Permitting  
Issued for Permitting

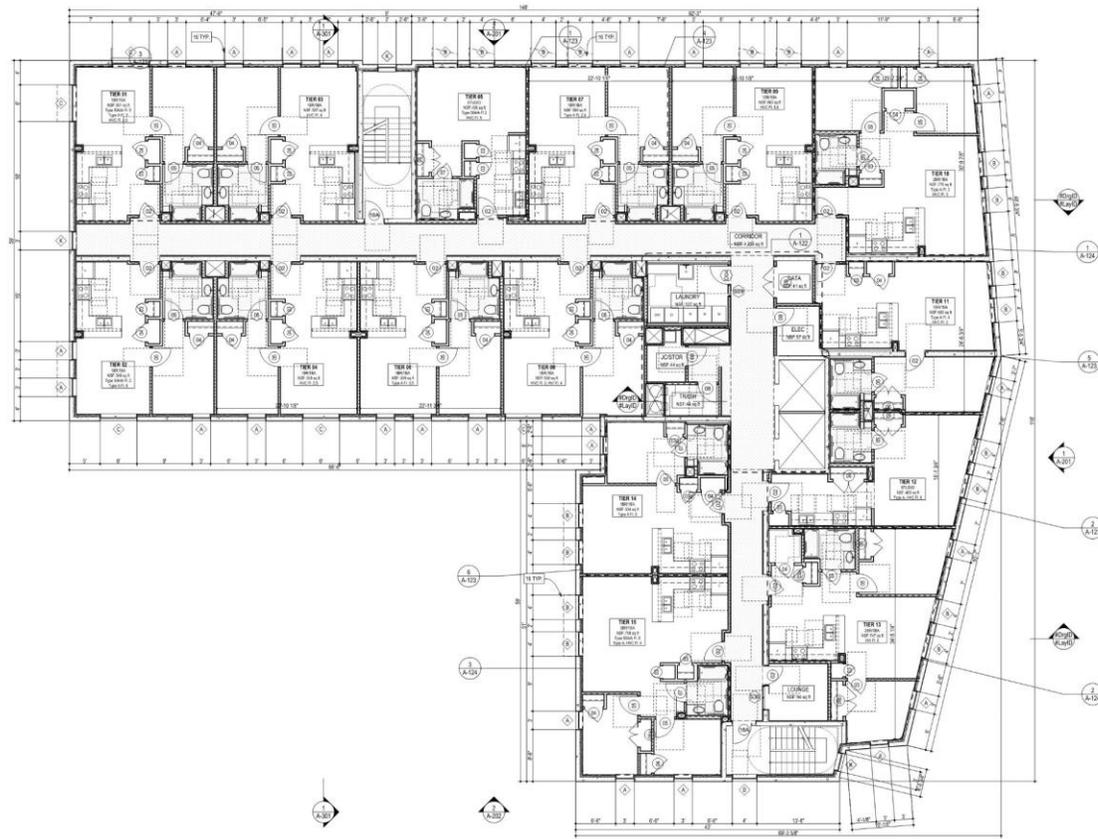
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1111 W. WILSON AVE.  
CHICAGO, IL 60640

**833 W Wilson**  
833 W Wilson Ave  
Chicago, IL 60640  
**1830**

Second Floor Plan  
**A-102**

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1 Typical Floor Plan (Fl. 3-6)  
SCALE: 1/8" = 1'-0"

**TYPICAL PLAN NOTES**

ALL DIMENSIONAL METERS, FEET, ETC. ARE BASED ON ALL FLOORS UNLESS NOTED OTHERWISE.  
ALL DOORS SHALL BE LOCATED AS CLOSE TO A WALL INTERSECTION AND STILL ALLOW THE TMA TO FULLY FIT. CONTRAST SHALL BE SHOWN ON DRAWING UNLESS NOTED OTHERWISE.  
REFER TO EXHIBIT 'B' SHEETS FOR CONSTRUCTION AND REQUIRED FIRE RATINGS. ALL INTERIOR WALLS ARE WALL TYPE 'C' UNLESS NOTED OTHERWISE.  
ALL TOILETS SHALL BE LOCATED 4' FROM THE FINISHED WALL UNLESS NOTED OTHERWISE.  
CLOSETS EXCEPT FOR BULK STORAGE CLOSETS IN UNITS SHALL HAVE A HOOK AND A MINIMUM OF ONE (1) DEEP SHELF. SEE PLAN CONSTRUCTION DETAILS AT THE DEEP SHELF TYPE UNITS. IN RESIDENTIAL AREAS, THEY SHALL HAVE AN ADDITIONAL SHELF AND ROD AT 48".  
BATHROOMS SHALL HAVE 66 SHELVES RECEIVING SHOWN ON PLANS.  
MAINTENANCE & JANITOR CLOSETS SHALL HAVE 30" SHELVES PROVIDED. 7" SPACES 17" FROM THE FLOOR.  
AT 10% SEA ACCESSIBLE - 17" AT BATHROOMS DOORS TO SHOW OUT. DOOR TO BARK IN AT REMAINDER OF UNITS.  
AT 10% SEA ACCESSIBLE - 17" AT 48" CLEAR FLOOR SPACE FOR A PERSONS. SEE PLAN CONSTRUCTION DETAILS AT THE SEA ACCESSIBLE. SEE FINISH SCHEDULE.  
IN EACH FORWARD SHEET AT THE TIERED FLOORS, PROVIDE AN AREA OF REFUGE WITH VISUAL 2-WAY COMMUNICATION. SEE ELECTRICAL.

- AREA OF DROPPED CEILING. SEE FINISH SCHEDULE FOR CEILING TYPE. ALL SHEET TYPE CONCRETE. AND STAINLESS STEEL CONCRETE. COLOR BY ARCH.
- PERMISSIBLE PAVING SYSTEM - SEE CIVIL.
- CONCRETE FINISHES COLOR BY ARCH.
- ACCESSIBLE WINDOW WITH A MIN. 20" x 48" CLEAR FLOOR SPACE FOR A PERSONS. OR FORWARD SHEETS. CONTROLS WITH 18" x 48" AND 18" MAX FORCE TO ACTIVATE ALL OPERABLE PARTS.
- WINDOW TAG REFER TO WINDOW SCHEDULES.
- STOREFRONT TAG REFER TO STOREFRONT SCHEDULES.
- DOOR TAG REFER TO DOOR SCHEDULES.

**KEY PLAN NOTES**

- ADA BELL & JAMB PLATE PLATES FOR AUTOMATIC DOOR OPERATORS.
- INTERCOM INDICATED TO 48" TO TOP OF CONTROLS.
- LOPS APPROVED ADA COMPLIANT AT FRONT LOADED 5-COLOR BARRIERS. SEE WFLUR FOR BOLD INFO.
- ADA COMPLIANT FRONT LOADING AND REELS AND DISPLAYS IN FLOOR PLAN. LAUNDRY EQUIPMENT 1:12.
- TRASH & RECYCLING CHUTES W/ GATED DOORS ON ALL FLOORS. PROVIDE CONSTRUCTION AND TRASH CARTS ON GROUND FLOOR. PROVIDE FLUSHING DRAIN PIPING CONNECTED TO DRAINING AND SANITATION UNIT.
- ADA COMPLIANT FLOW DRINKING FOUNTAIN. SEE PLUMBING.
- RECESSED FIRE EXTINGUISHER CABINET. WHEN RECESSED IN THE FATED ASSEMBLY. PROVIDE RECESSED CABINET.
- ACCENT COLOR PAINT - A COLOR TOTAL.
- NOF SHW - SEE PLUMBING.
- FRINGS AND FINISH STEPS ROOF ACCESS LADDER. COLOR BY ARCH. W/ 30" x 30" LOCKABLE AND INSULATED ROOF HATCH AT THE UPPER FLOOR. TOWNS AND PUBLIC SHALL NOT HAVE ACCESS TO ROOF DECK.
- PLASTER - SEE LANDSCAPE FOR CONSTRUCTION.
- BUILT IN BENCH - SEE LANDSCAPE.
- PREPARED METAL BAR RACK - SEE LANDSCAPE.
- 4" X 4" METAL SCREEN.
- NOT USED.
- LANDSCAPE - SEE LANDSCAPE.
- NOT USED.
- 4" DIMENSIONAL METAL FENCE.
- 4" WOOD PRIVACY FENCE.
- COURTY & COURTYTOP W/ SPACE FOR IMPROVE AND MEDICINE.

RENDERING CREDIT: THIS FLOOR PLAN WAS RENDERED UNDER BY CONTOUR AND THAT THE COUNTY TO THE BEST OF MY KNOWLEDGE WITH ALL THE NEARBY COURTS AND ORGANIZATION OF THE CITY OF CHICAGO, IL.

2022.06.11  
2022.06.11  
2022.06.11  
2022.06.11  
2022.06.11  
2022.06.11

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833 W Wilson  
833 W Wilson Ave  
Chicago IL 60640  
1830

Typical Floor Plan (Fl. 3-6)  
**A-103**





1 North Elevation  
SCALE: 1/8" = 1'-0"



2 West Elevation  
SCALE: 1/8" = 1'-0"

**ELEVATION LEGEND**

- ☐ ACCESSIBLE WINDOW WITH 48" x 24" x 4" CLEAR FLOOR SPACE FOR A PARALLEL OR FORWARDED APPROACH. CONTROLS WITH 15" Ht. AND 15" DIA. FORCE TO ACTIVATE ALL OPERABLE PARTS.
- ☐ INTERCOM IN ALIGNMENT WITH A BRICK COURSE WITH TOP OF CONTROLS 4" Ht. FROM ABOVE GENERAL. SEE PLANS FOR LOCATIONS. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
- ◊ WINDOW TAG REFER TO WINDOW SCHEDULES.
- ⊕ STOREFRONT TAG REFER TO STOREFRONT SCHEDULES.
- ⊕ DOOR TAG REFER TO DOOR SCHEDULES.

**KEYED ELEV NOTES**

- ☐ SMOOTH ACES PRECAST CONCRETE WALL PANELS BY INTERIOR COLOR AND PAINTED EXTERIOR SURFACES.
- ☐ PRECAST CONCRETE WALL PANELS BY INTERIOR COLOR AND FORMLINE.
- ☐ PRECAST CONCRETE WALL PANELS BY INTERIOR COLOR, FORMLINE & PAINTED ACCENTS.
- ☐ 3/4" DEEP PRECAST PANEL JOINT CHAMFER PANEL EDGES 3/8" x 3/8".
- ☐ PREFINISHED METAL SUBRANCE.
- ☐ PRIMED AND PAINTED STEEL CANOPY COLOR BY ARCH.
- ☐ PREFINISHED BLOPPED METAL COPING W/ HEMMED EDGES. COLOR TO MATCH PANEL SURFACE. ALL FINISHES.
- ☐ PVE FINISHED METAL GLITTER EDGE OR ARCH GLITTER MAX. 1/8" PER FOOT. ALL GLITTERS ARE IF UNLESS NOTED OTHERWISE.
- ☐ PVE FINISHED METAL DORMER/OUT COLOR BY ARCH WITH REVERSE BASKET STRAINER. ALL DORMERS/OUTS ARE 4" UNLESS NOTED OTHERWISE. REFER TO CHG.
- ☐ UNFINISHED METAL ROOF-TOO EDGES FROM STEEL TO WALL AND STEEL GUARDRAIL W/ CUSTOM MESH PATTERNS BY ARCHITECT. STEEL GUARDRAILS, RAILS, AND SUPPORTING STRUCTURE TO BE PRIMED AND PAINTED (POOR PERFORMANCE GLAZING SYSTEM).
- ☐ SHCP FABRICATED STEEL CANOPY.
- ☐ PVE FINISHED AND PAINTED GAS METERS. SEE MECHANICAL.
- ☐ NOT USED.
- ☐ PREFINISHED METAL SCREEN & GATE W/ CUSTOM MESH PATTERNS BY ARCHITECT.
- ☐ 1/2" ORNAMENTAL METAL FENCE.
- ☐ GARAGE DOOR IN TRANSLUCENT GLAZING.

REVISIONS

2022-06-11	2022-06-11
2022-05-28	2022-05-28
2022-05-28	2022-05-28
2022-05-28	2022-05-28
2022-05-28	2022-05-28

Issued for Design Development  
 Revised for Review  
 Revised for Review  
 Revised for Review  
 Revised for Review

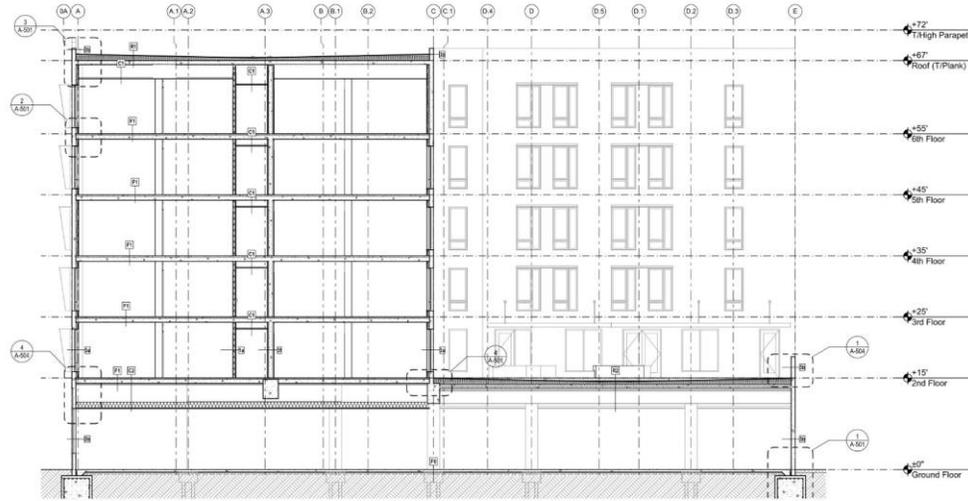
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 1830

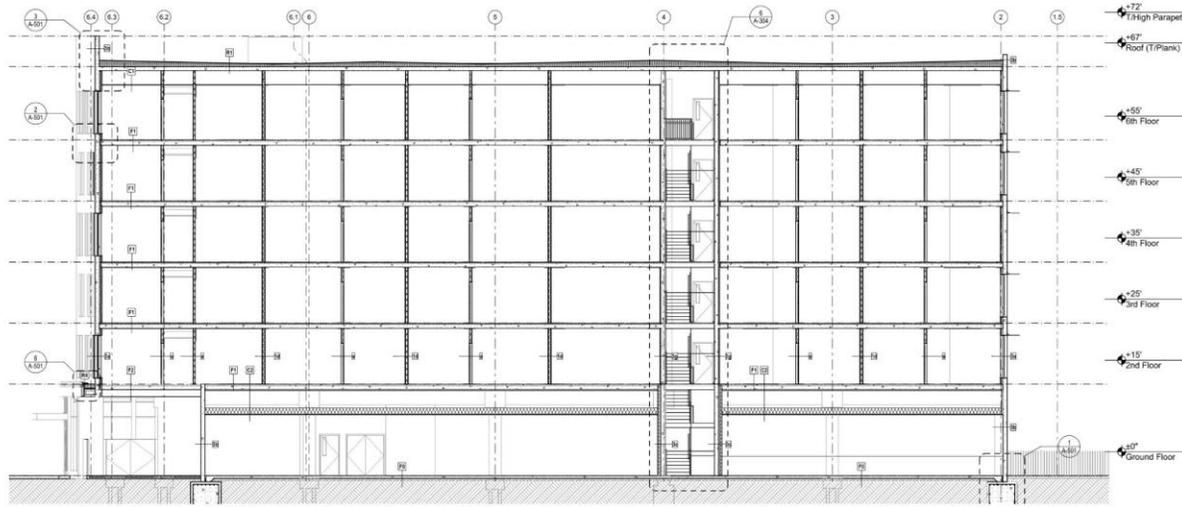
Building Elevations  
**A-201**



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1 Building Section  
SCALE: 1/8" = 1'-0"



2 Building Section  
SCALE: 1/8" = 1'-0"

11/30/2017 3:37 PM



JEFFREY C. BONE  
01-614289

EXPIRES: 12/31/2022

REGISTERED PROFESSIONAL ENGINEER

REGISTERED IN THE STATE OF ILLINOIS

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323 W. Lake Street, Chicago, IL 60601  
312.466.9118  
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833 W Wilson  
833 W Wilson Ave.  
Chicago, IL 60640

1830

Building Sections

A-301

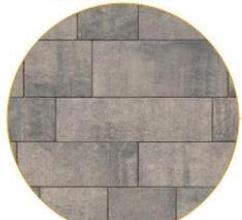




SMOOTH FACED PRECAST  
CONC. WALL PANELS W/  
INTEGRAL COLOR



METAL CANOPY



CONCRETE PAVER  
PEDESTRIAN ENTRY PLAZA



RAISED CONCRETE  
PLANTERS & SEATING



PERFORATED  
METAL SUNSHADES



PRECAST CONC. WALL PANELS  
W/ FORMLINER TEXTURE



ORNAMENTAL METAL FENCE



PERFORATED METAL SCREEN

# BUILDING MATERIALS

## **AFFORDABLE HOUSING**

**The proposed project is not a PD and is therefore not subject to the City of Chicago Affordable Requirements Ordinance**

**However, the project will be 100% affordable for seniors**

### **Affordable Unit Mix:**

**20 units at or below 30% AMI**

**34 units at or below 60% AMI**

**19 units are or below 80% AMI**

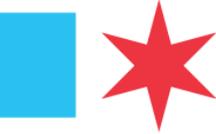
## **ADDITIONAL PUBLIC BENEFITS**

- 1. 100% Affordable Senior Project – All project funding will be provided by the Illinois Housing Development Authority and owner equity. Total project costs are approximately \$42.1M**
- 2. Redevelopment of a vacant lot**
- 2. Creation of approximately 100 temporary construction jobs and 2.5 FTE permanent jobs**
- 3. Project is subject to Illinois Housing Development Authority Energy Efficiency and Green Design Requirements.**
- 4. The project will aggressively seek to maximize MBE/WBE and City of Chicago workforce participation**

## **ECONOMIC AND COMMUNITY BENEFITS**

# Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



# DPD Recommendations

- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code
- DPD found that the project was assessed and is in compliance with Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance
- DPD recommends this application be approved