



CHICAGO PLAN COMMISSION

Department of Planning and Development

Lakefront Protection Ordinance Project

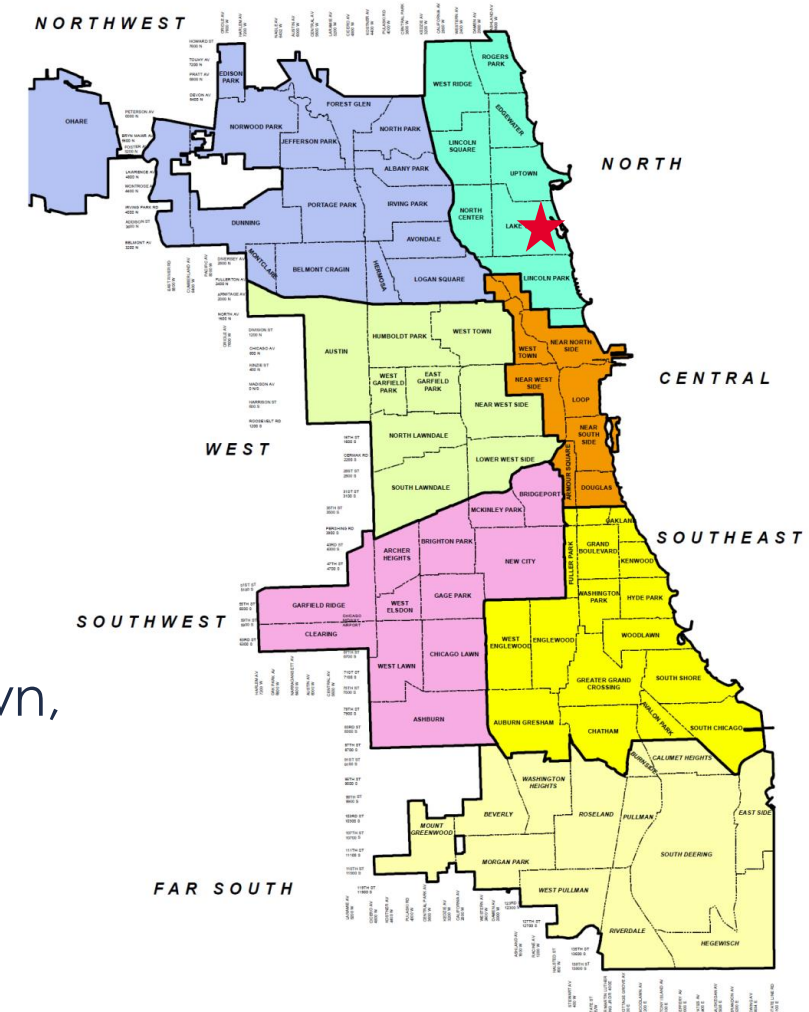
453 W Briar Place (44th Ward)

Briar Street 453, LLC

04/20/2023

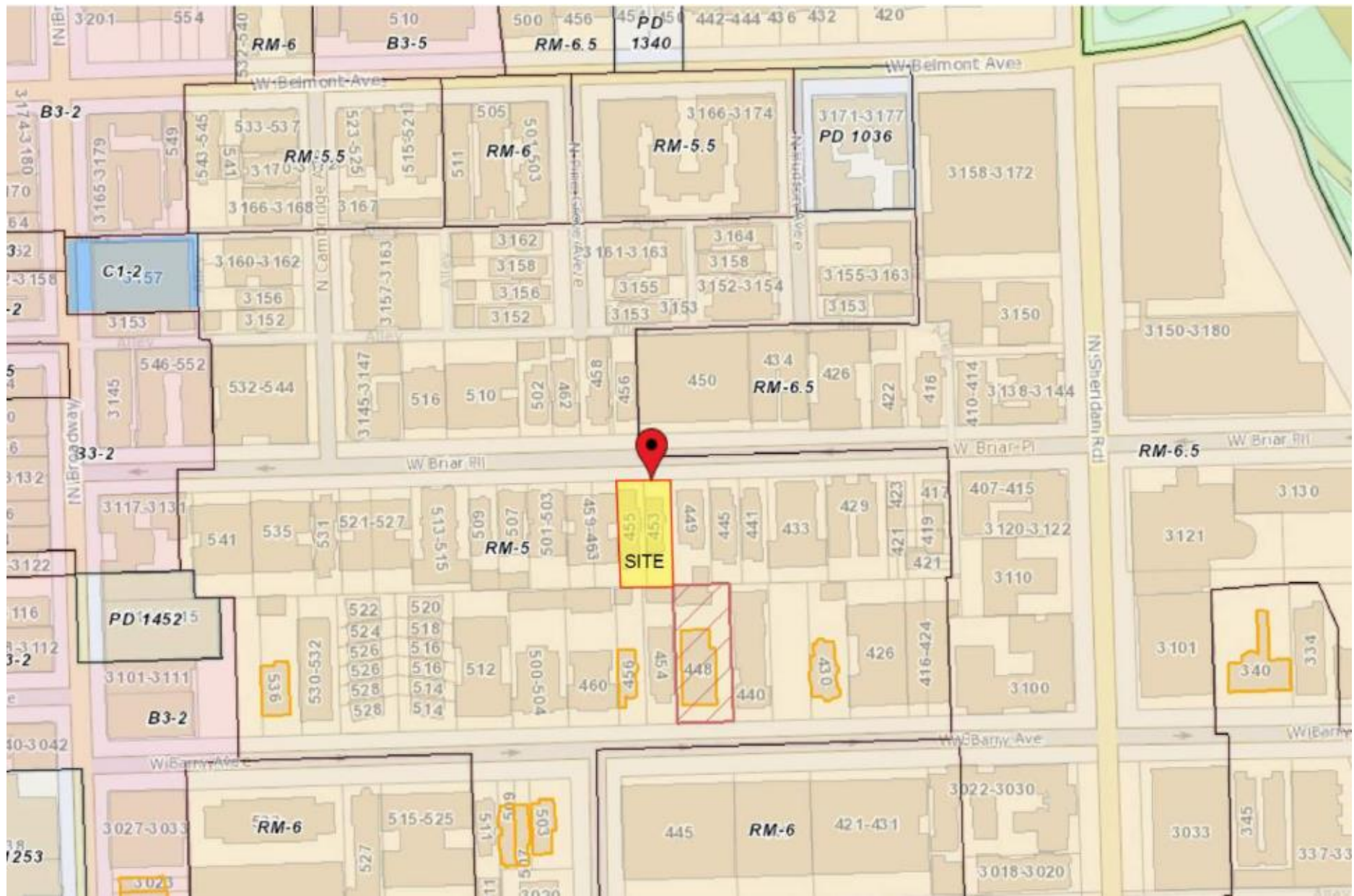
★ Community Area Snapshot

- North Region
- Lakeview Community Area
- 44th Ward – Alderman Tunney
- Demographics:
 - Population: 103,050
 - Median Age: 31.5
 - Median income: \$91,941
- Land Use:
 - Lakeview has a high walkability and access to the brown, purple, and red CTA rail lines





SITE CONTEXT MAP



LAND USE CONTEXT PLAN



AERIAL VIEW FROM NORTH



VIEW LOOKING EAST ON BRIAR PLACE



VIEW LOOKING WEST ON BRIAR PLACE

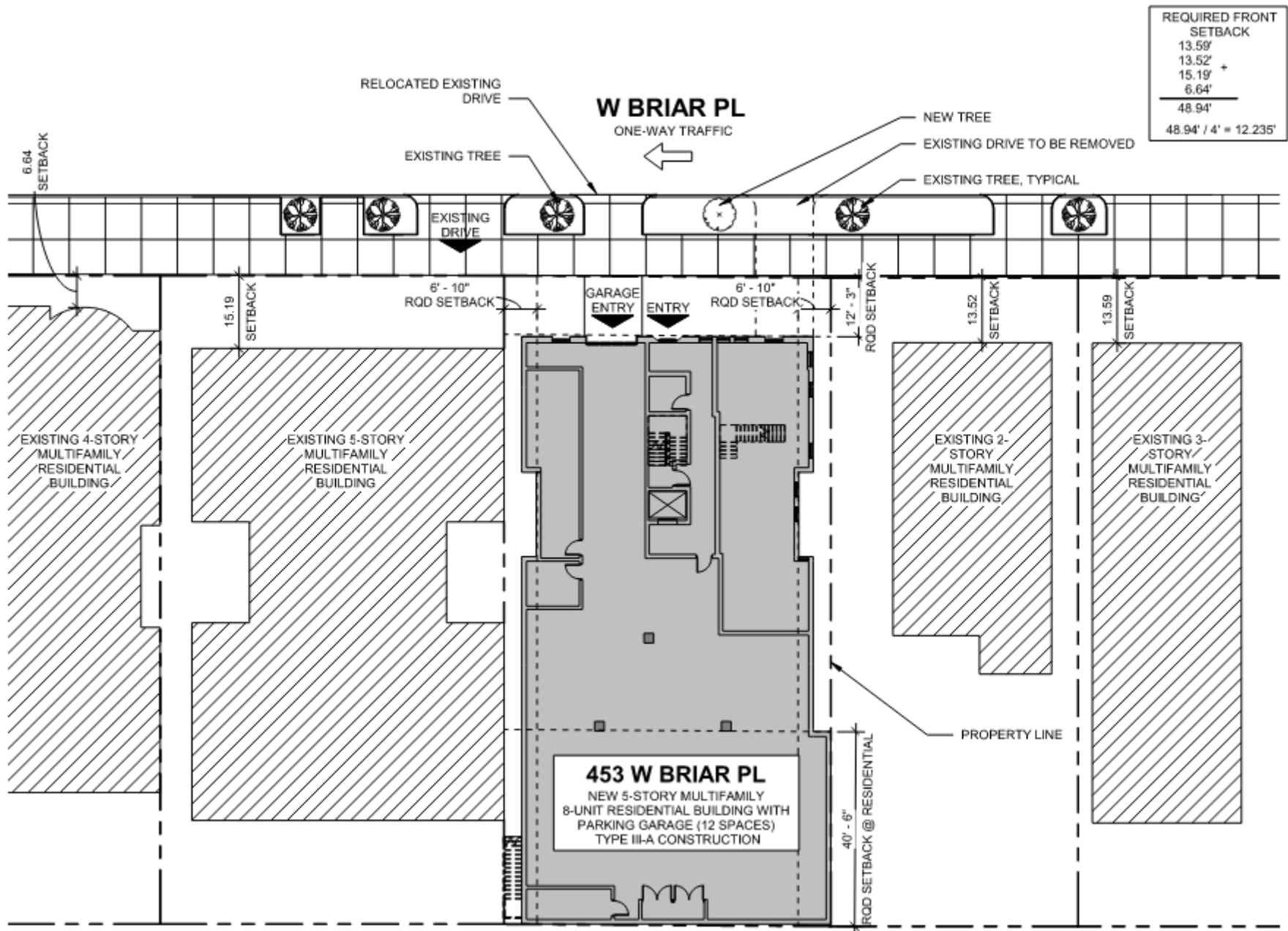
Project Timeline + Community Outreach

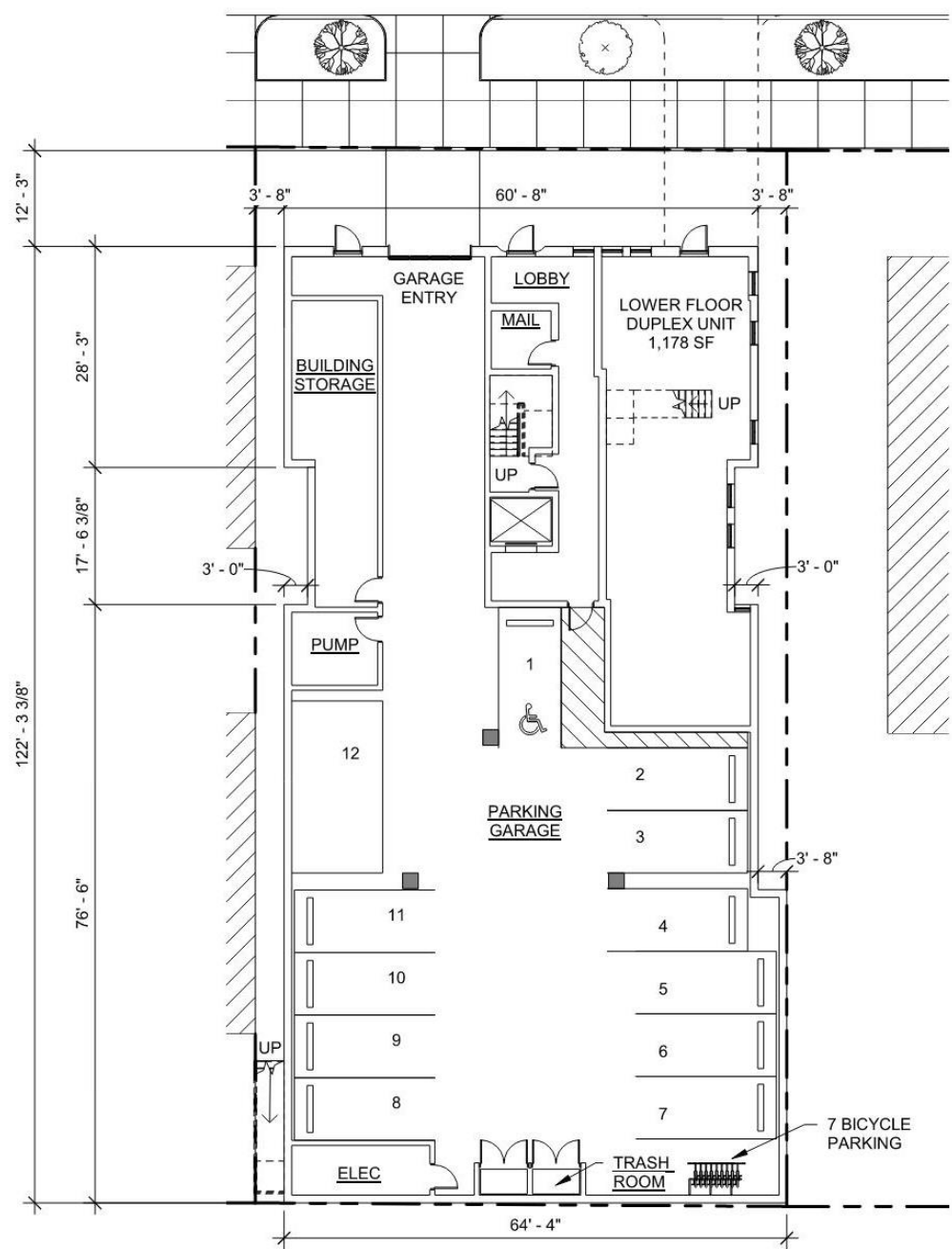
Lakefront Review Timeline:

- 1/24/23 Intake Meeting & Initial Document Submittal
- 2/1/23 Intake Response Letter
- 1/31/23-2/28/23 Document Submittal to CFD, CDOT, MOPD, Landscape, and Stormwater
- 2/7/23 Lakefront Application Submitted
- 2/14/23 Revised Drawings Submitted for Review

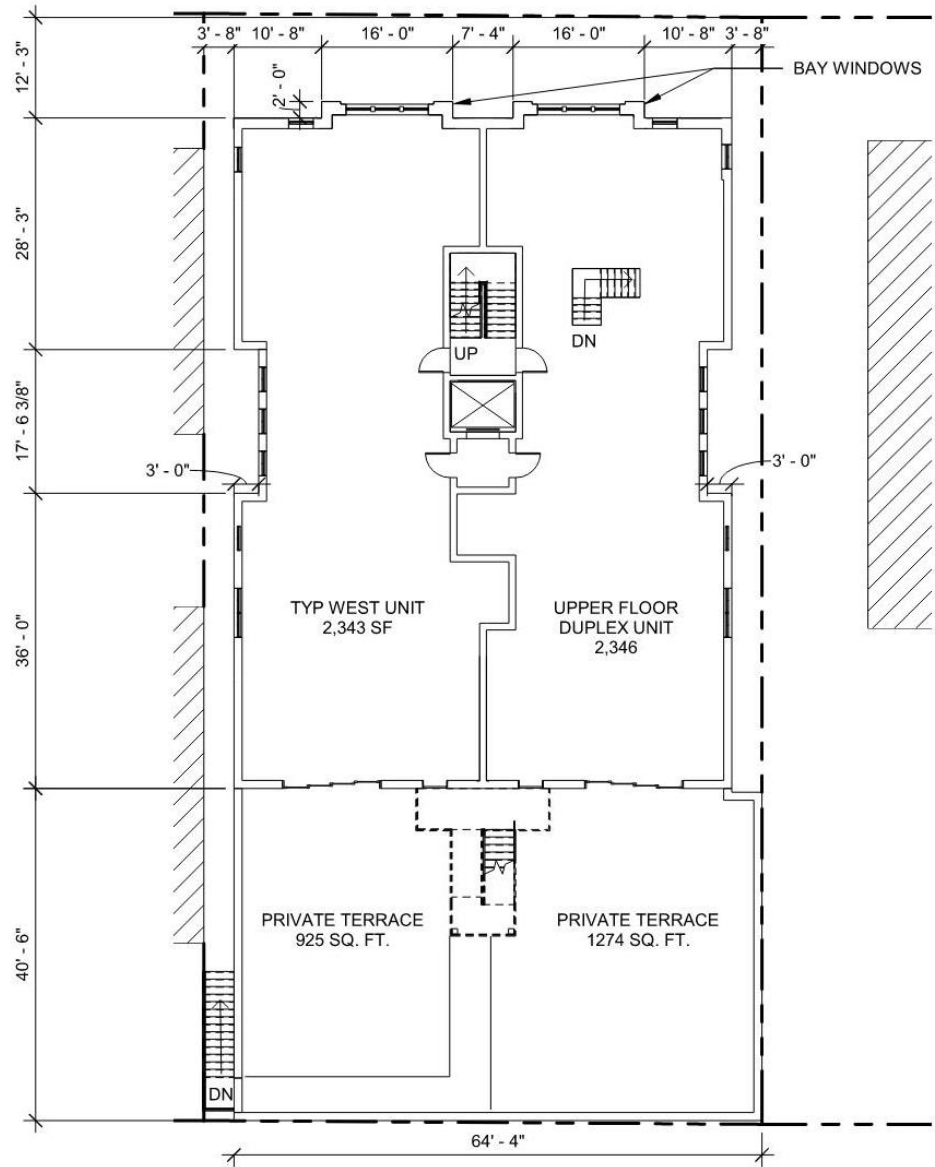
Project Changes Based on Feedback:

- The building was reduced from 6 stories to 5 stories based on alderman and community group feedback.
- Projecting bay windows were added to the front façade to reflect the character of the surrounding buildings.
- The front entry was redesigned to increase its prominence per DPD design review comment.

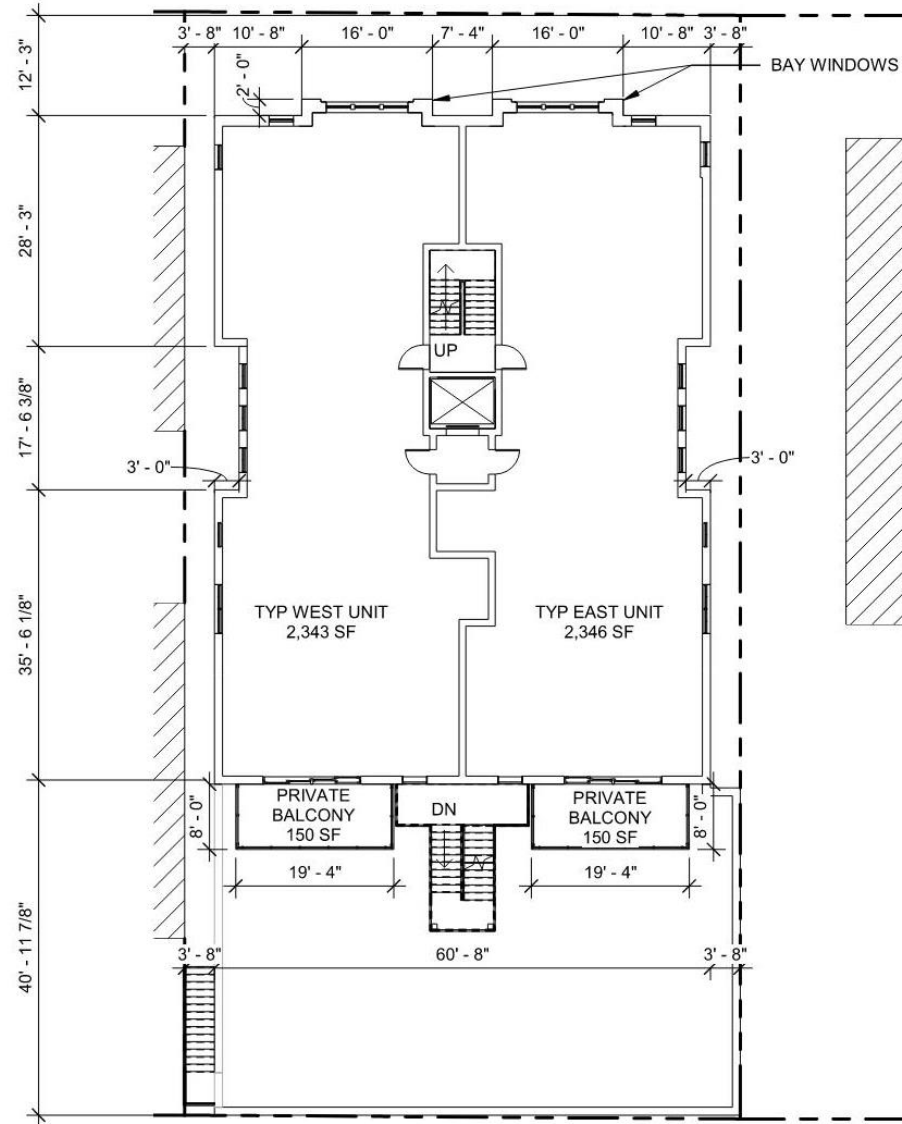




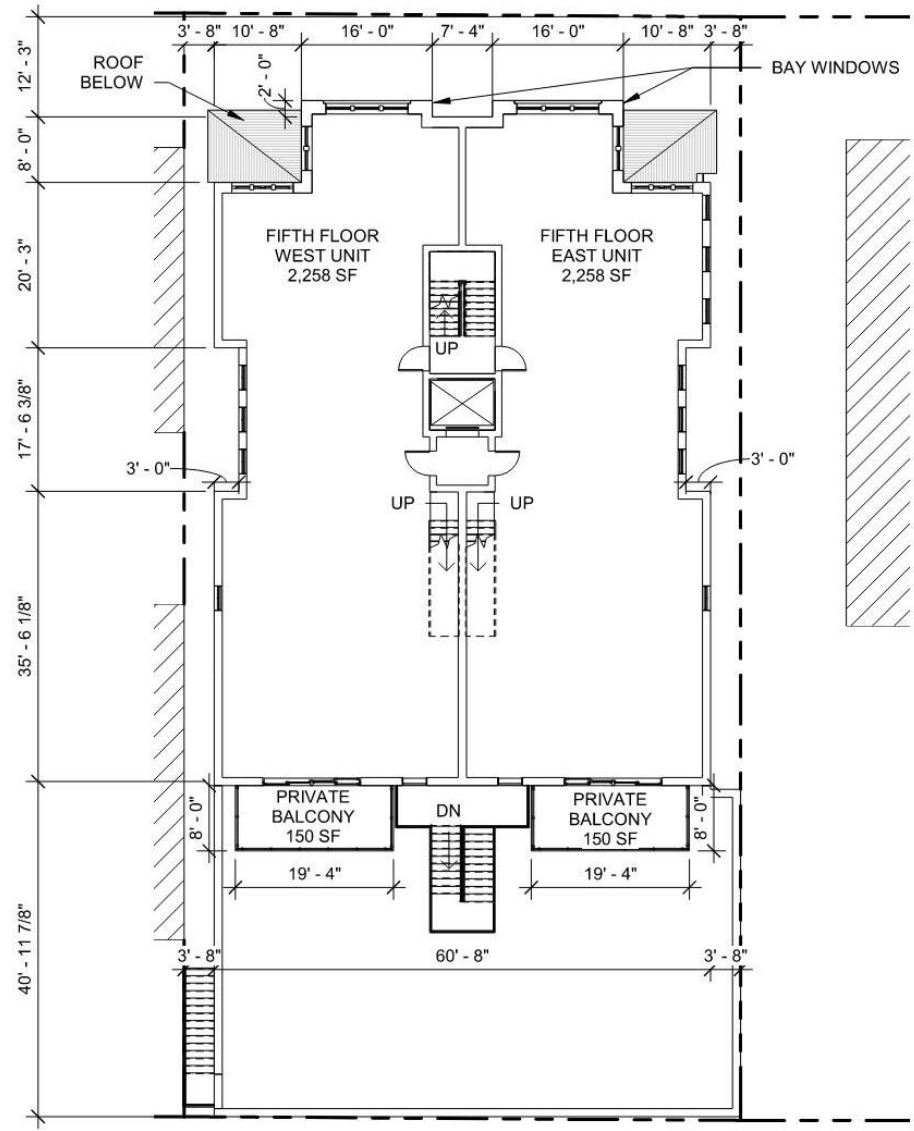
GROUND FLOOR PLAN



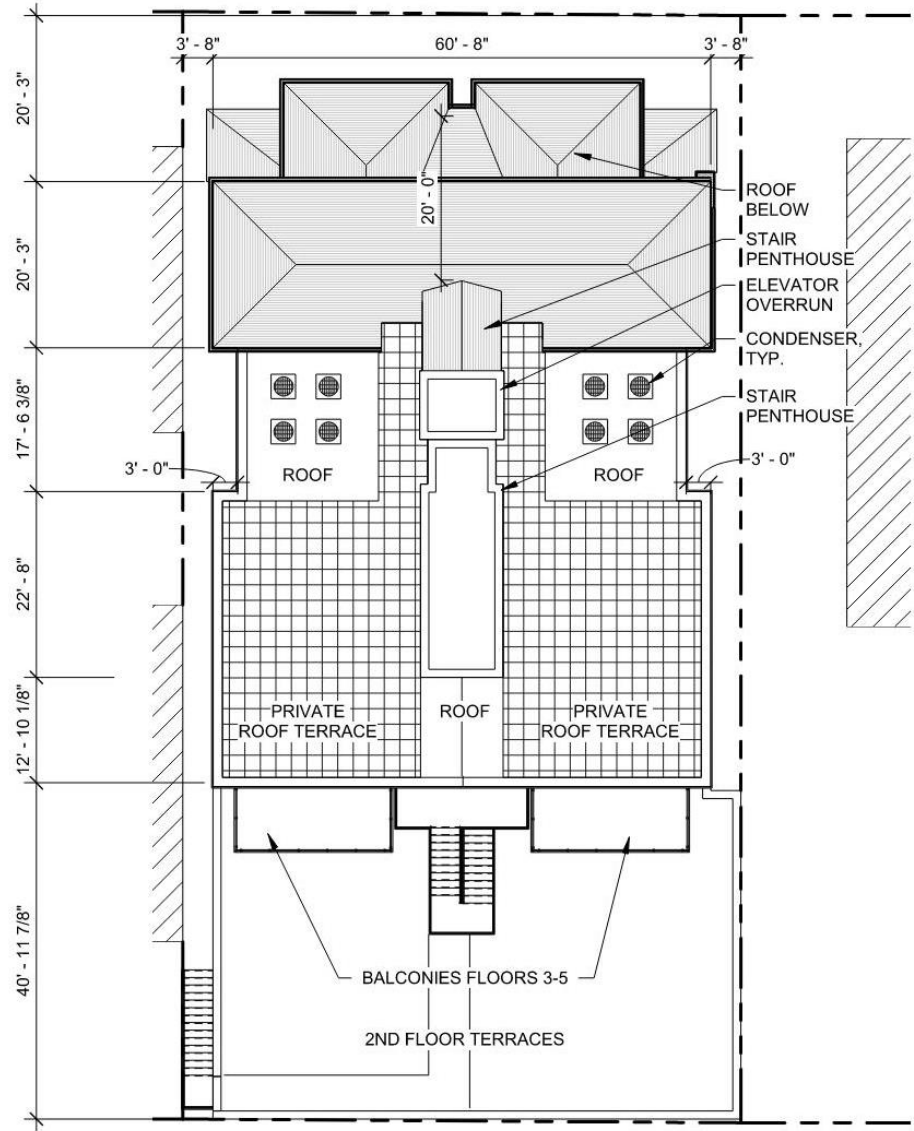
SECOND FLOOR PLAN



THIRD & FOURTH FLOOR PLAN



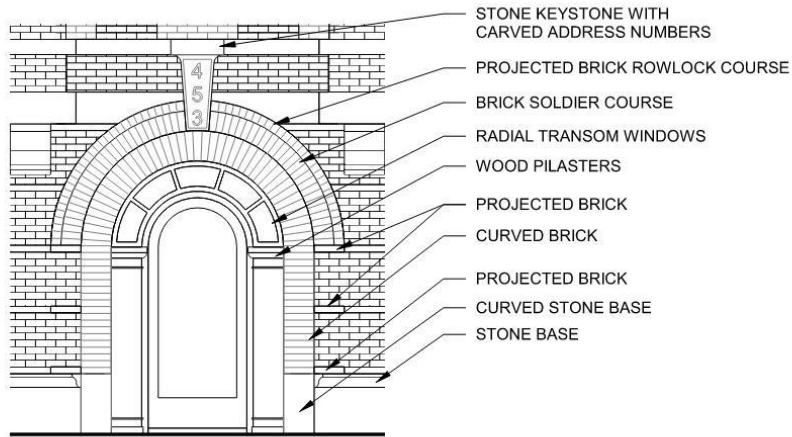
FIFTH FLOOR PLAN



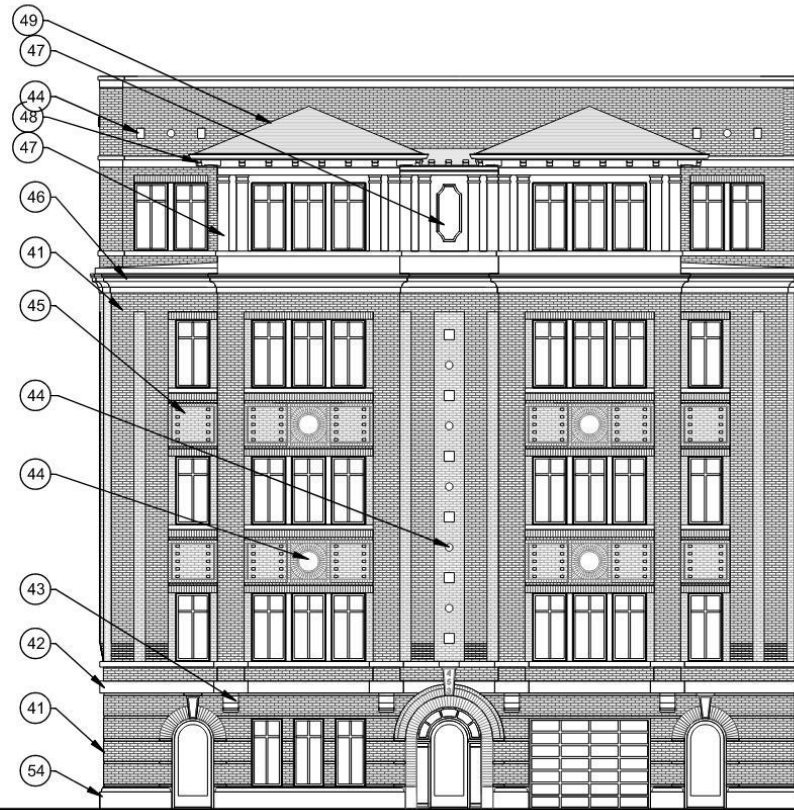
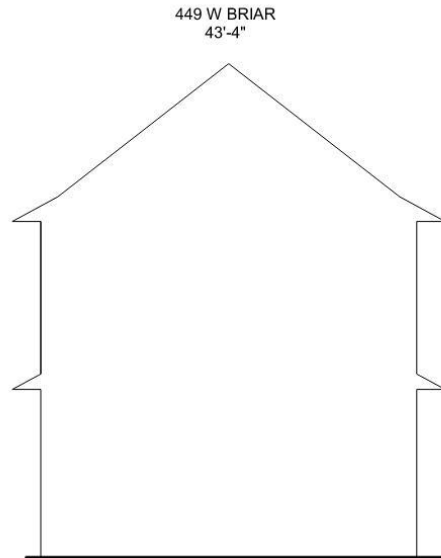
ROOF PLAN

EXTERIOR ELEVATION KEYNOTES

#	KEYNOTE
41	FACE BRICK, MORIN WATER-STRUCK BROWNSTONE BLEND
42	STONE BANDING
43	STONE BRACKET
44	STONE ACCENT
45	BRICK ACCENT
46	STONE CORNICE
47	FIBER CEMENT PANELING & TRIM
48	FIBER CEMENT BRACKETS
49	SHINGLED ROOF
54	STONE BASE



ENLARGED ENTRY ELEVATION



T/ELEVATOR OVERRUN
EL: +77' - 0"

MEAN ROOF HEIGHT
EL: +66' - 10"
T/PARAPET
EL: +65' - 0"

T/ROOF
EL: +59' - 0"

459-463 W BRIAR
52'-8"

T/FIFTH FLOOR
EL: +47' - 0"

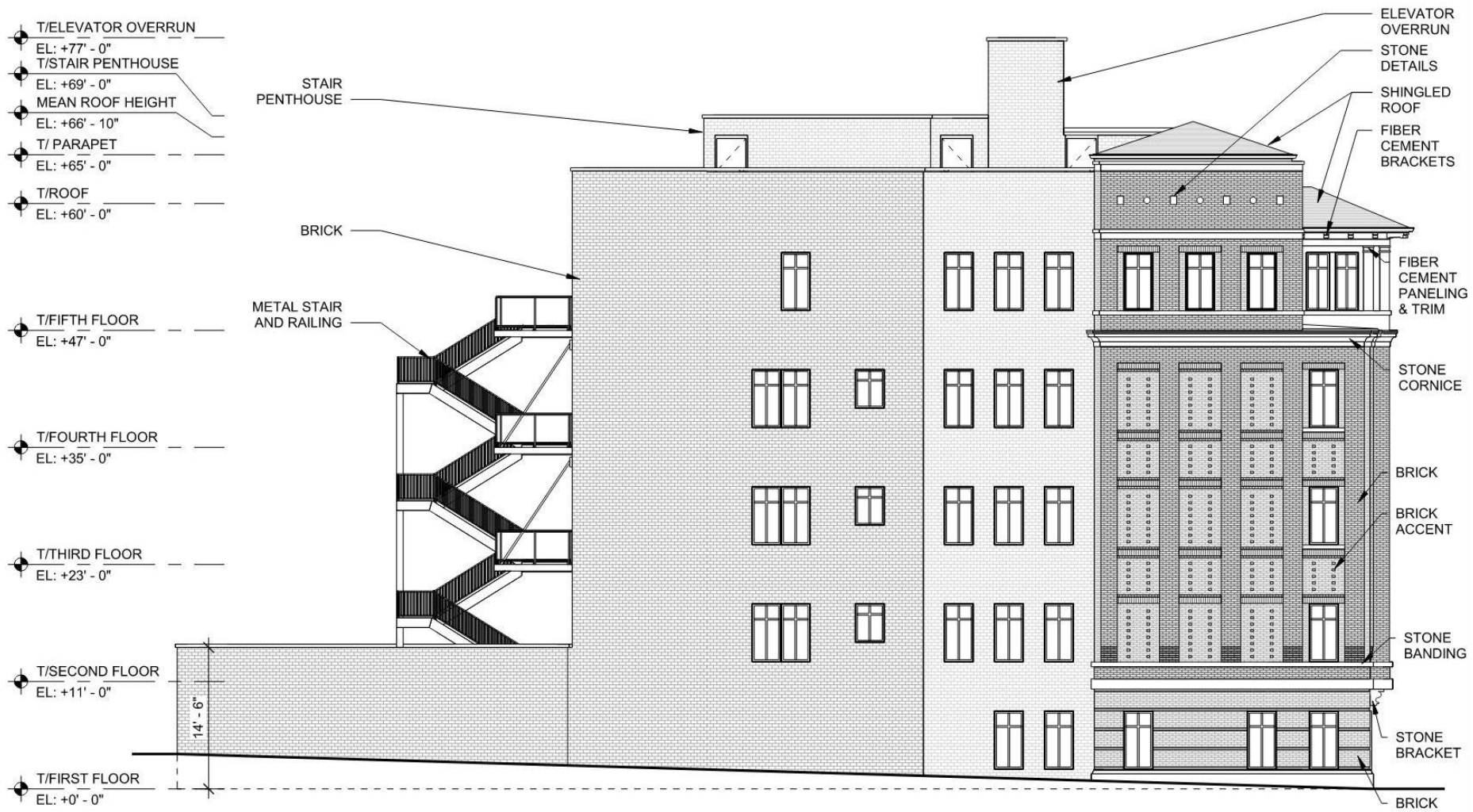
T/FOURTH FLOOR
EL: +35' - 0"

T/THIRD FLOOR
EL: +23' - 0"

T/SECOND FLOOR
EL: +11' - 0"

T/FIRST FLOOR
EL: +0' - 0"

BUILDING ELEVATION (NORTH ELEVATION)

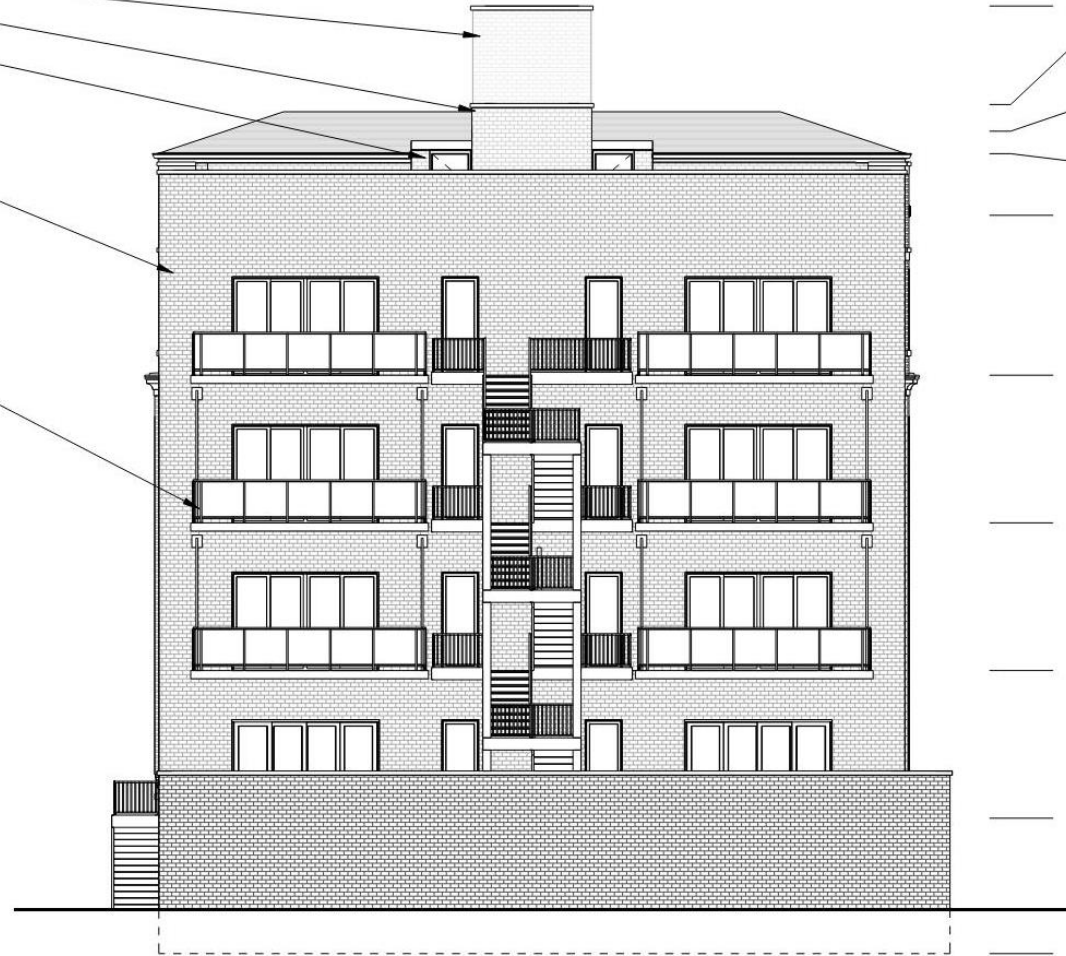


BUILDING ELEVATION (EAST ELEVATION)

ELEVATOR OVERRUN (BEYOND)
STAIR PENTHOUSE (BEYOND)
4' TALL ATTIC DOOR (BEYOND)

BRICK

SUSPENDED METAL
BALCONY AND
RAILING SYSTEM



T/ELEVATOR OVERRUN
EL: +77' - 0"

T/STAIR PENTHOUSE
EL: +69' - 0"

MEAN ROOF HEIGHT
EL: +66' - 10"

T/ PARAPET
EL: +65' - 0"

T/ROOF
EL: +60' - 0"

T/FIFTH FLOOR
EL: +47' - 0"

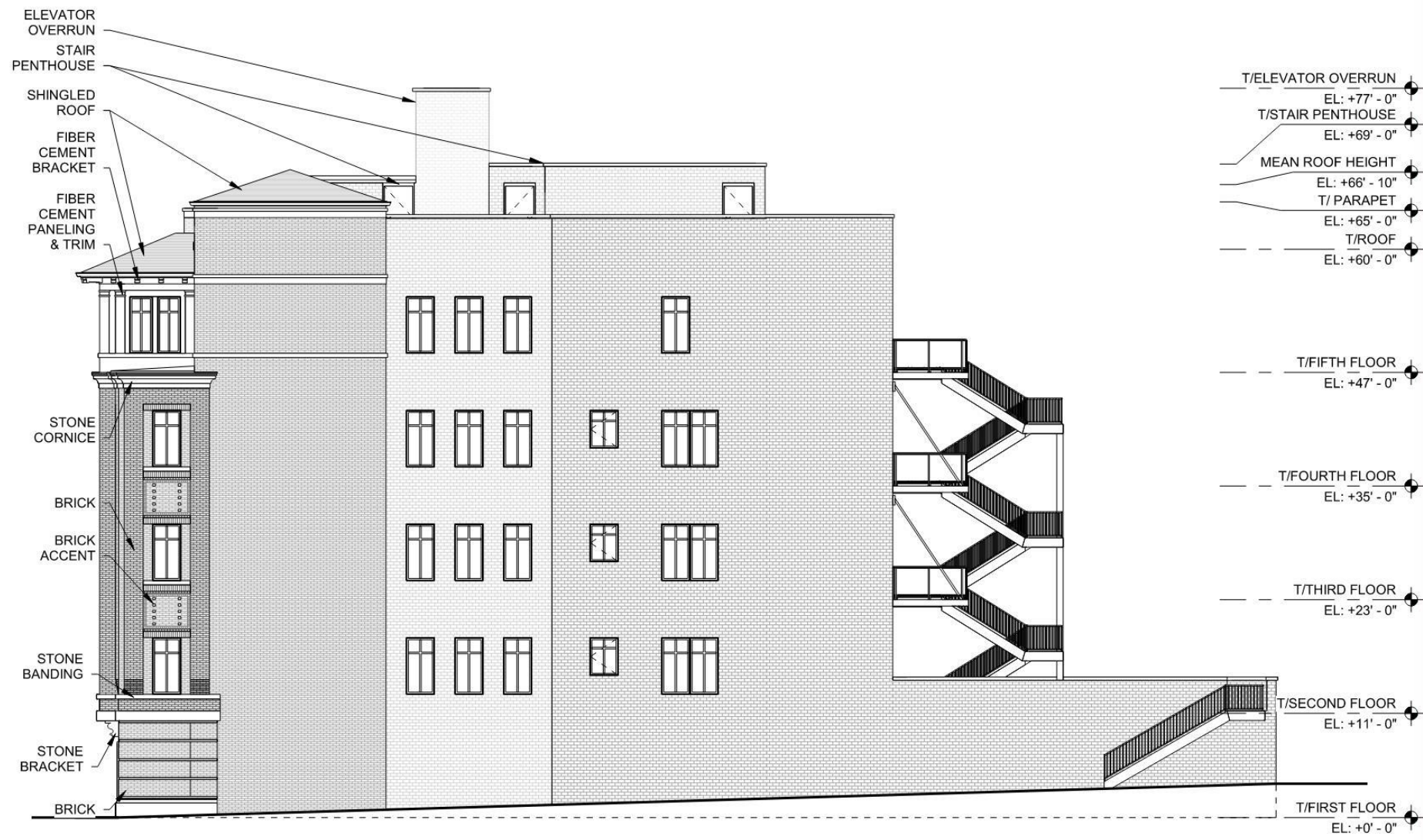
T/FOURTH FLOOR
EL: +35' - 0"

T/THIRD FLOOR
EL: +23' - 0"

T/SECOND FLOOR
EL: +11' - 0"

T/FIRST FLOOR
EL: +0' - 0"

BUILDING ELEVATION (SOUTH ELEVATION)

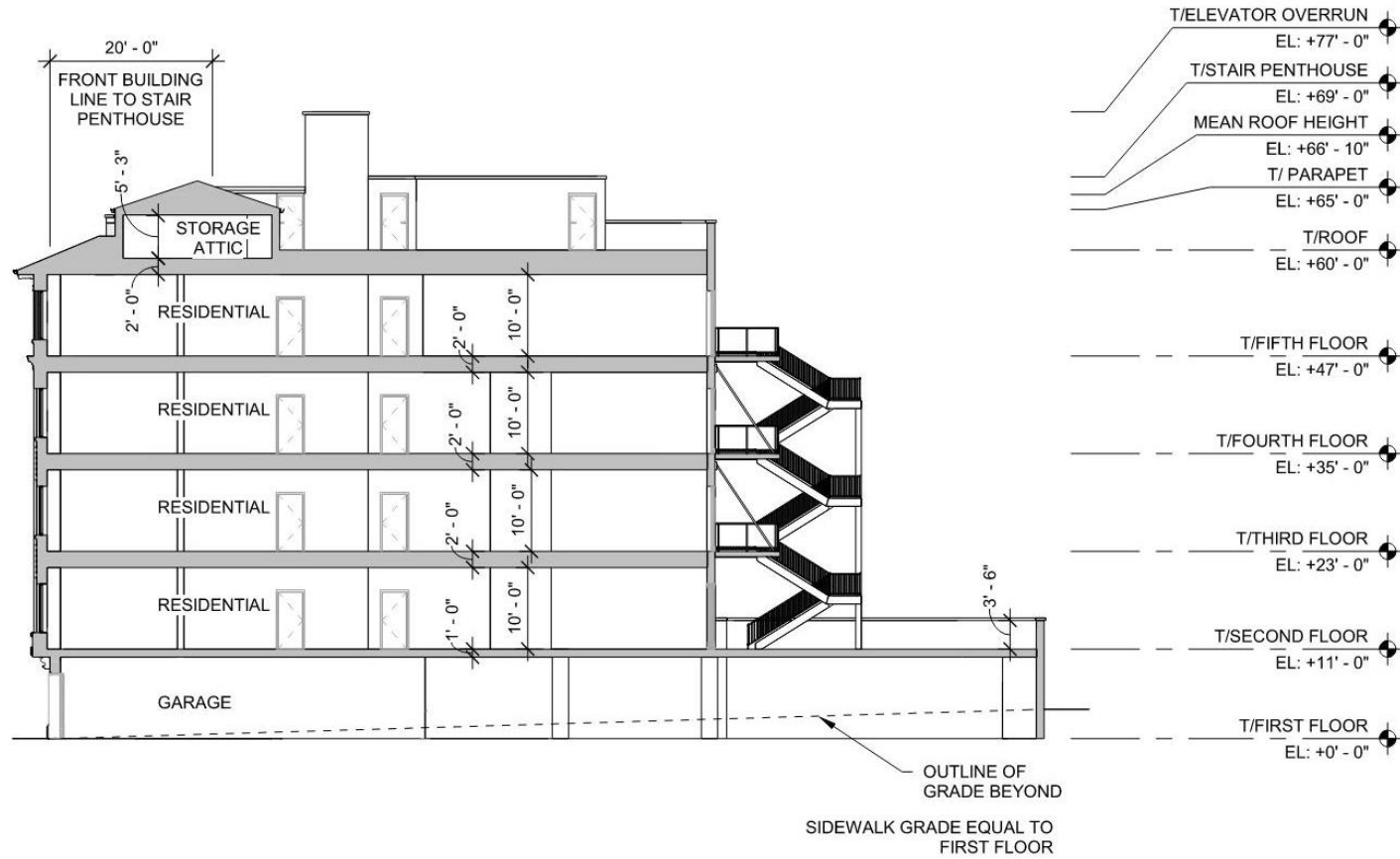


BUILDING ELEVATION (WEST ELEVATION)



MORIN WATERSTRUCK BRICK
BROWNSTONE BLEND





BUILDING SECTION

The total project cost is projected to be \$3.5M.

Approximately 20 construction jobs will be created by this project.

GVP has been building in Chicago for more than 25 years. Almost all our subcontractors are based in the City of Chicago. In the last five years, more than 25 of our subcontractors or vendors were either MBE or WBE. As we have in the past, we will encourage multiple parties to bid each contract and most contracts will include bids from MBEs and WBEs.

★ 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

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section 16-4-030 hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.