



CHICAGO PLAN COMMISSION

Department of Planning and Development

113 E. Oak Street (42nd Ward)
113 E. Oak Street, LLC

April 30, 2020

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

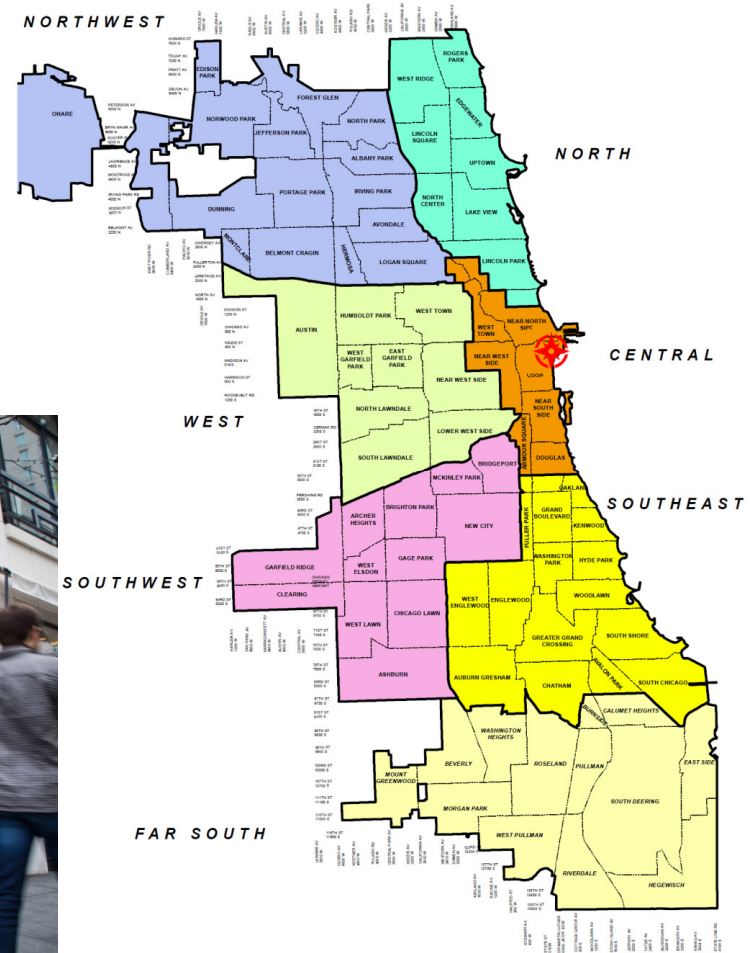
- Near North Side Community Area

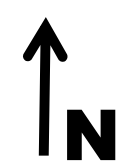
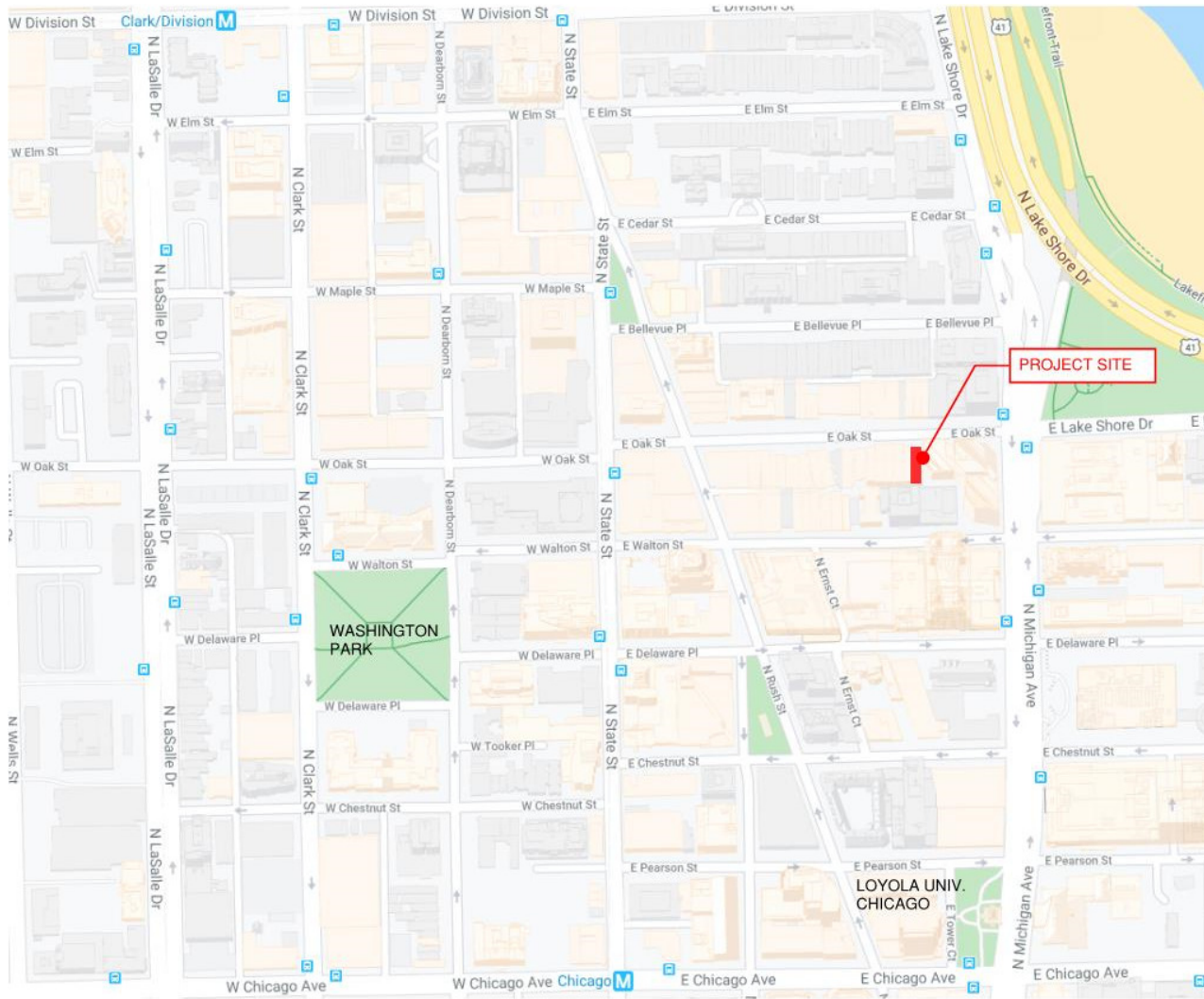


Central Area Action Plan 2009



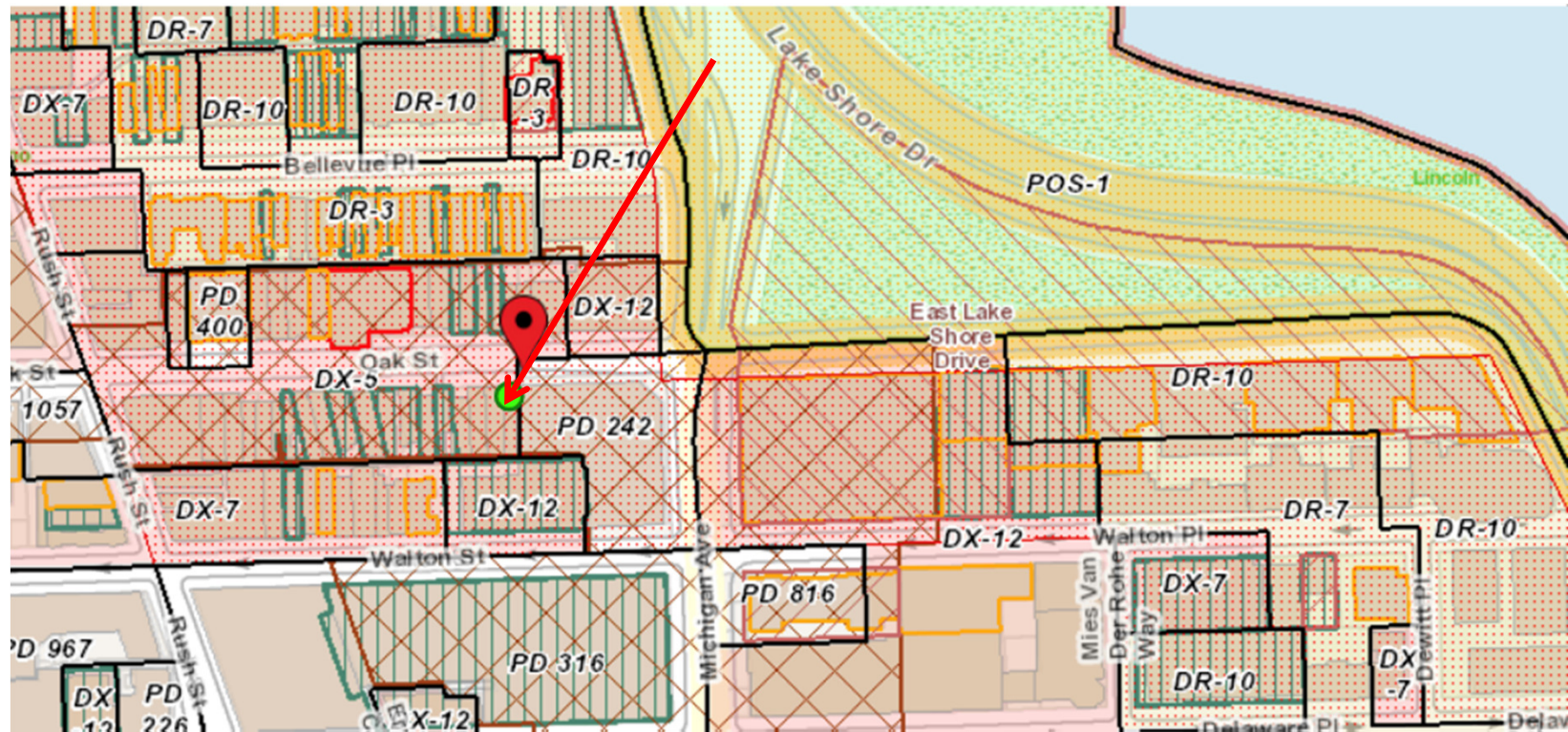
Oak Street Retail Corridor





SITE CONTEXT PLAN

- DX-5 (Downtown Mixed-Use District)
- Private-Use Zone of the Lake Michigan & Chicago Lakefront District



ZONING AND LAND USE

Project Timeline + Community Outreach

- Date of LPO Filing: January 8, 2020
- Project Development Plans were provided to:
 - 42nd Ward Alderman Brendan Reilly
 - The Greater North Michigan Avenue Association
 - The Department of Planning and Development
- Project Changes Based on Feedback
 - Incorporated face brick on the North façade
 - Incorporated face brick on the East and West façade returns
 - Incorporated a granite base at the base of the glass on the North facade

★ Pedestrian Context

Existing Building

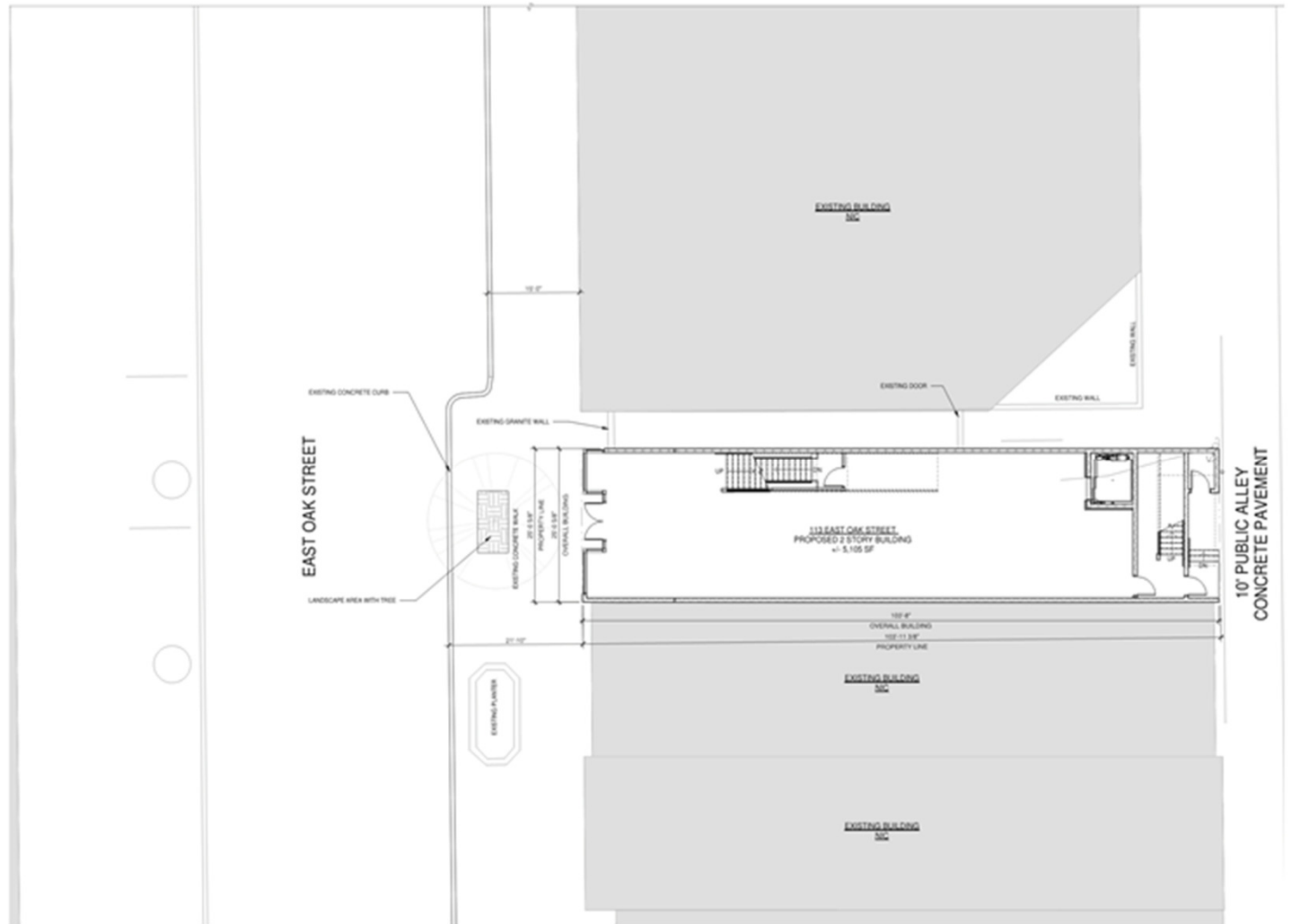


Proposed Building

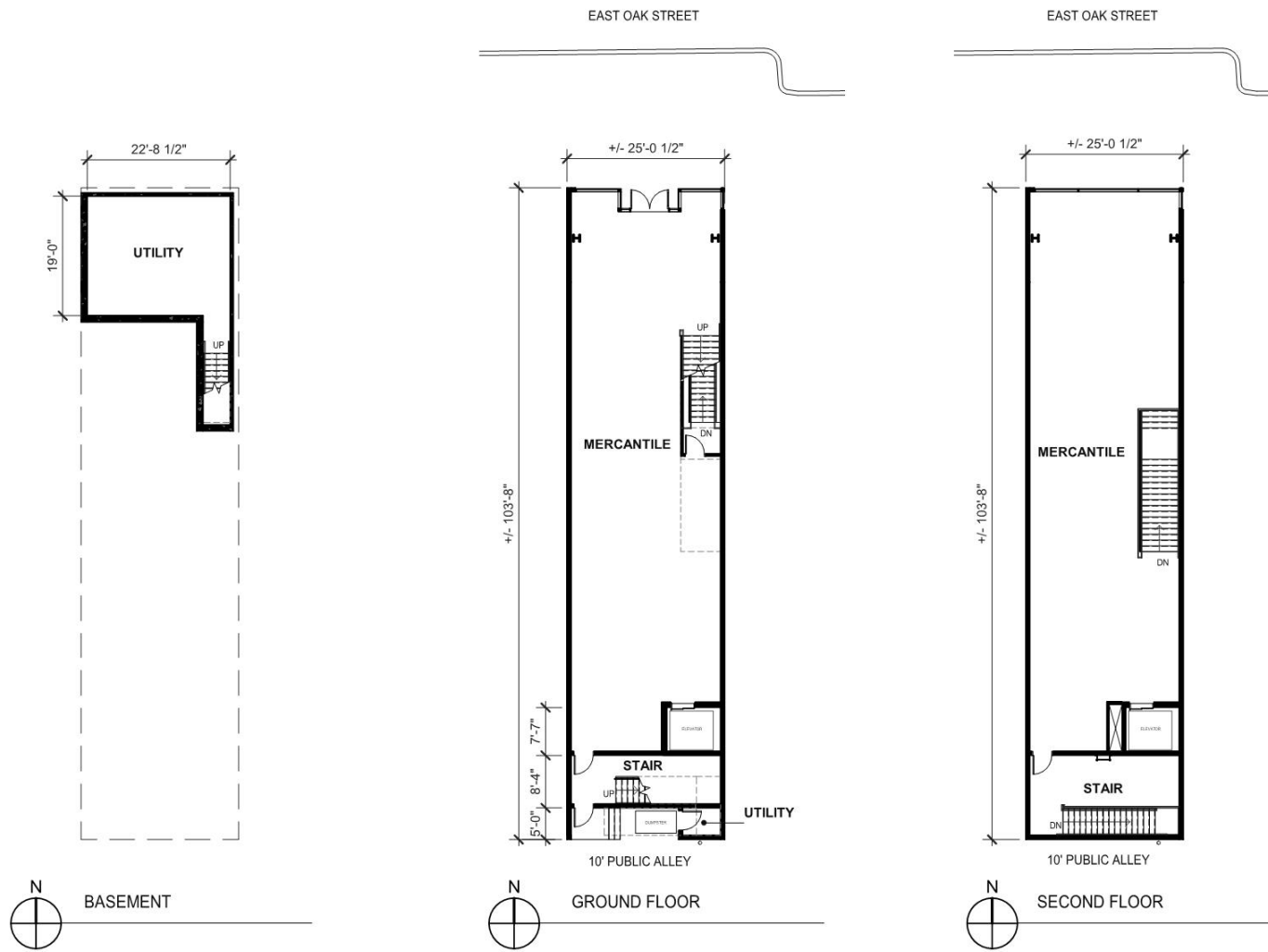


★ Pedestrian Context – Proposed Building





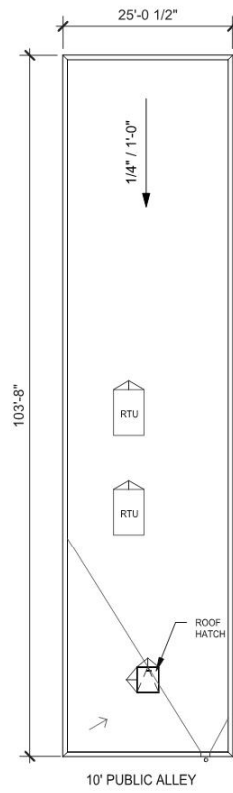
SITE + GROUND FLOOR PLAN



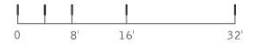
TYPICAL FLOOR PLANS



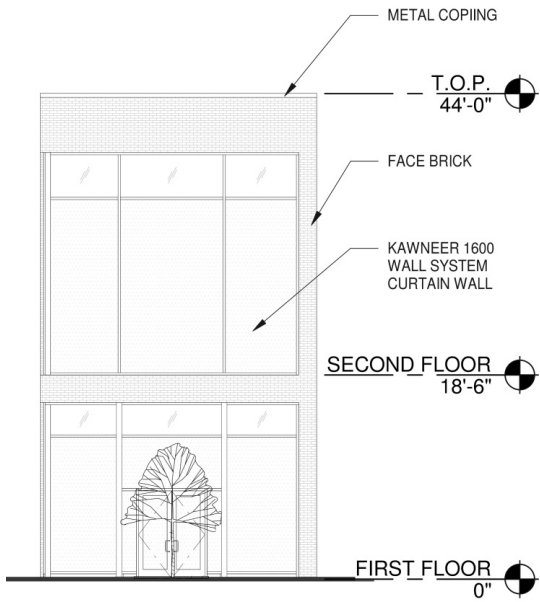
EAST OAK STREET



N
ROOF PLAN



ROOF PLAN



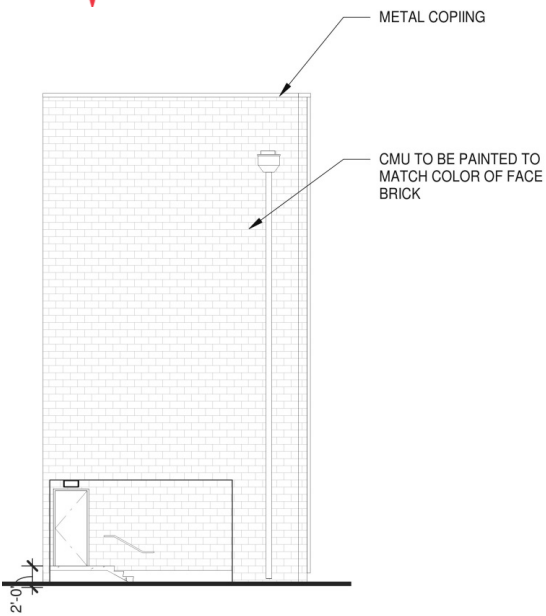
NORTH ELEVATION



EAST ELEVATION



BUILDING ELEVATION



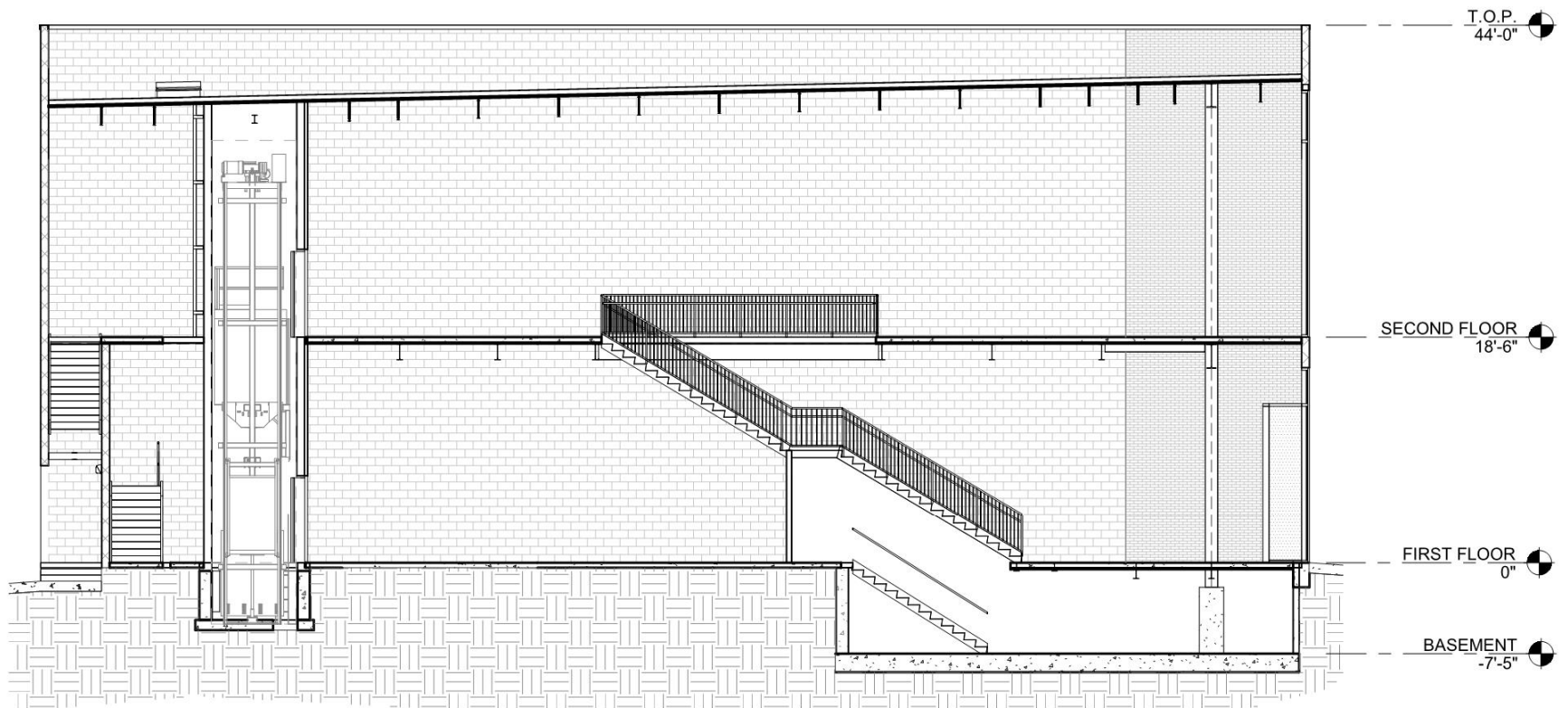
SOUTH ELEVATION



WEST ELEVATION



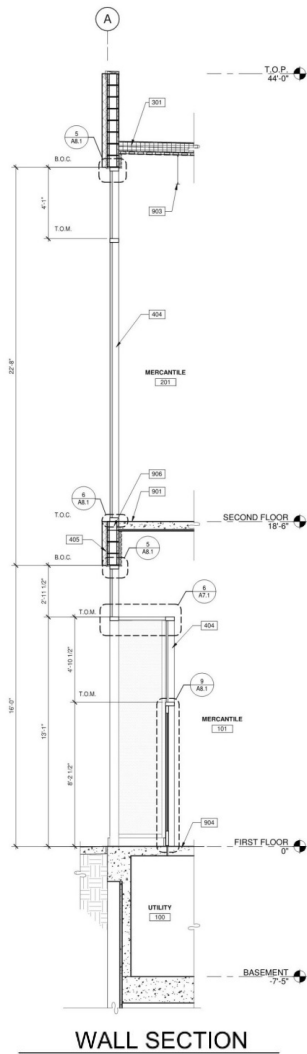
BUILDING ELEVATION



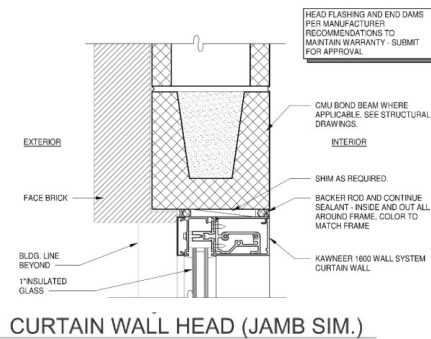
BUILDING SECTION



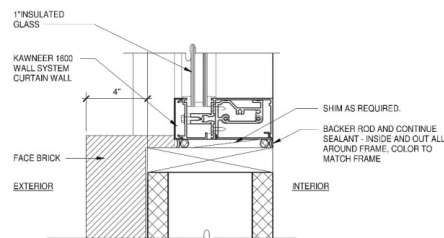
BUILDING SECTIONS



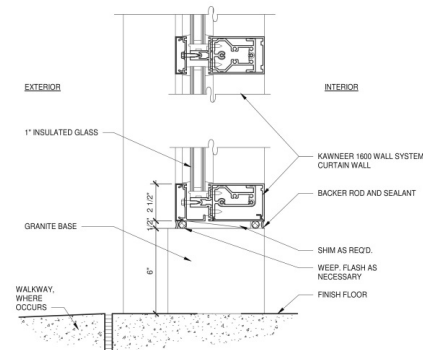
WALL SECTION



CURTAIN WALL HEAD (JAMB SIM.)



CURTAIN WALL SILL



CURTAIN WALL SILL @ GRADE



Building Materials



BLACK BRICK
WITH DARK MORTAR



HIGH PERFORMANCE GLAZING



BLACK MULLION SYSTEM W/ CAPS



BLACK GRANITE BASE

Public Benefits to include:

- Providing a new building replacing an inefficient building
- Provide an active and inviting retail presence consistent with the standards of the Oak Street Retail Corridor
- Providing new construction jobs, approximately 35 over a four month duration



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 proposal is consistent with the Purposes of that Lake Michigan and Chicago Lakefront Protection Ordinance and the Policies of the Lakefront Plan of Chicago

