



40 WEST OAK CONDOMINIUM

CHICAGO, IL

Nahla Capital

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DPD Intake Submission

JUNE 12, 2019



40 West Oak Condominiums

Project Narrative

Site parcels & proposed program:

The plan development subject parcel is located on West Oak Street between North Dearborn and North Clark streets. Existing on sub-area A is the Warren Barr building, a 9 stories rehabilitation facility to remain in place. On sub-area B, the existing 2 stories parking structure will be demolished and will be replaced with a proposed 90 units condominium building. The proposed project will replace the 70 spaces that currently exist and will be adding 90 spaces; the total proposed will be 160 parking stalls.

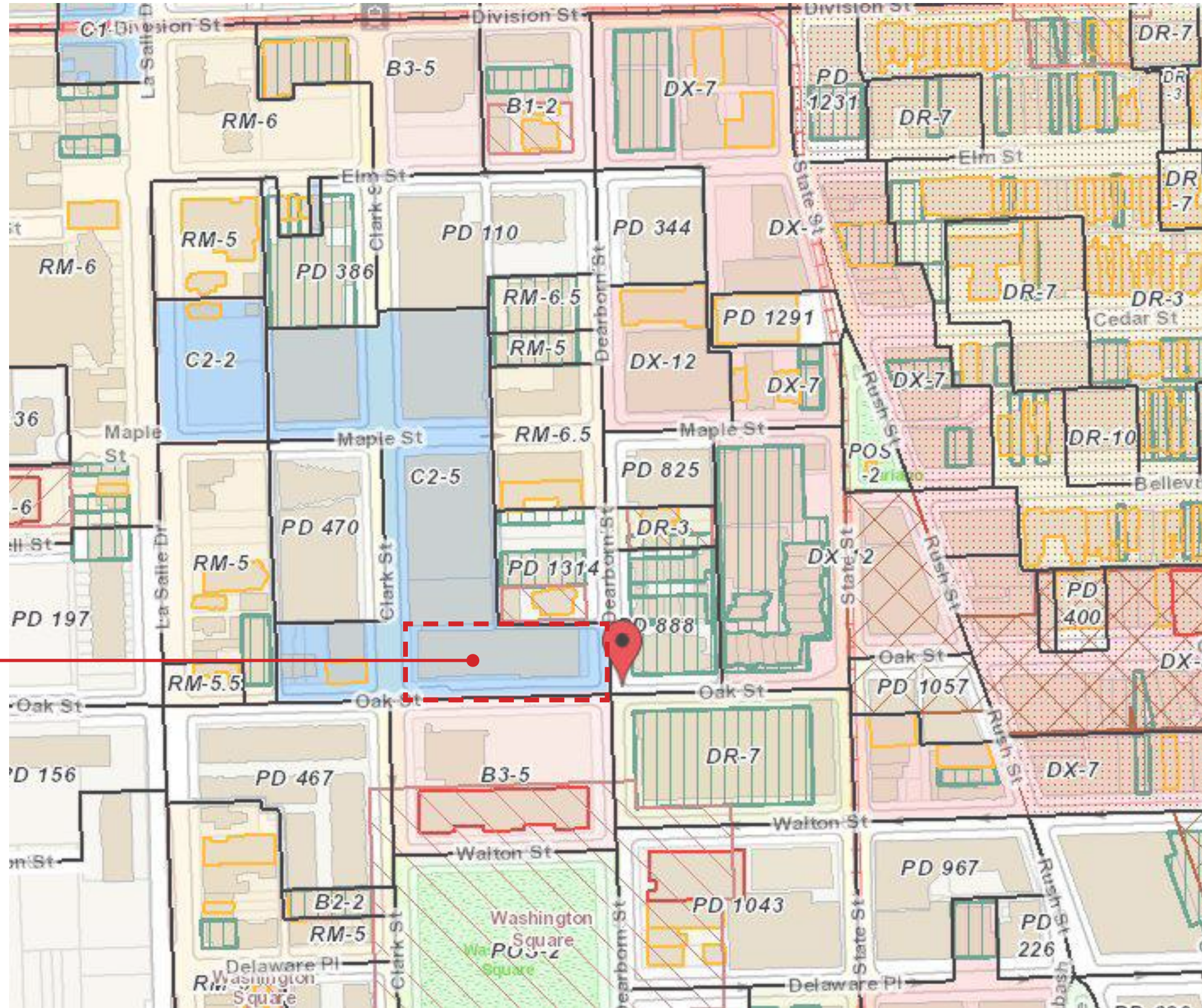
Architectural design:

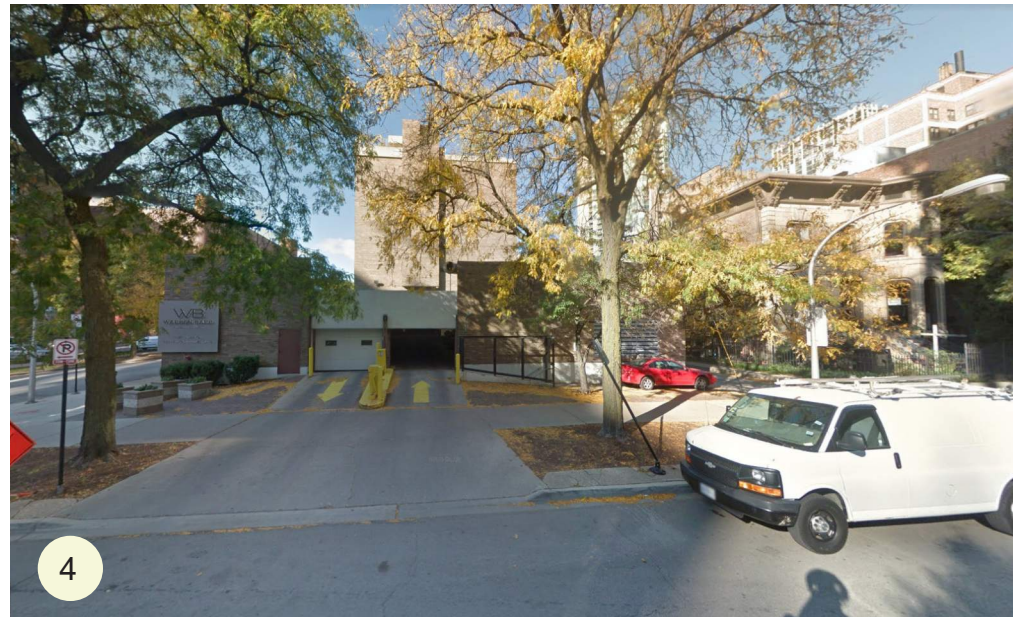
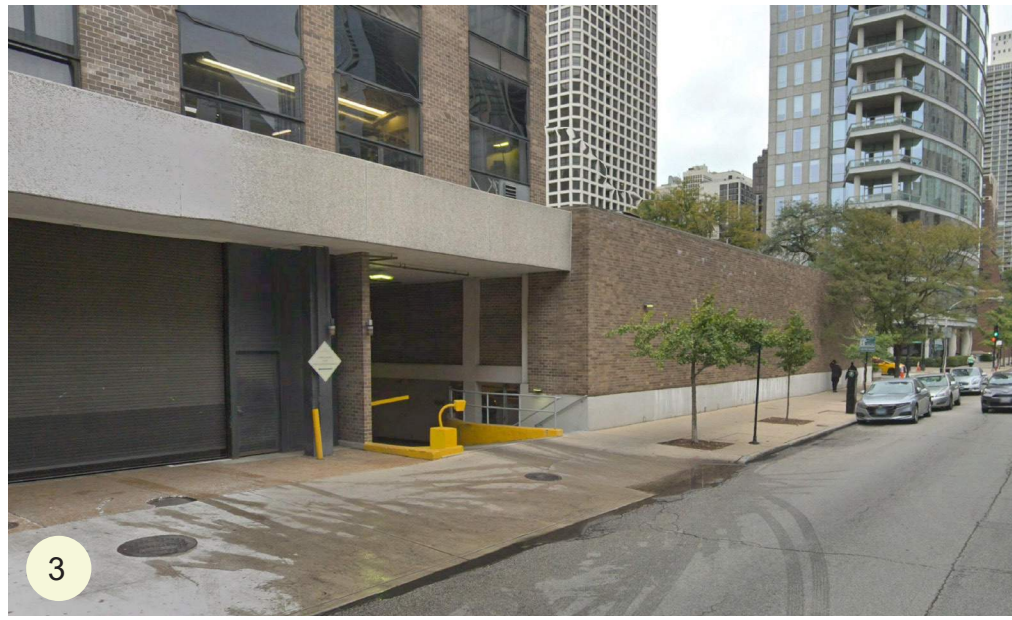
The vision for the project is to create top-of-the-market residences for this location in context with other high-end condominium buildings nearby such as the Waldorf Astoria, 9 West Walton, and 4 East Elm. The concept for the architectural design is to create residences that highlight refinement, elegance, and attention to detail that is reminiscent of the traditional pre-war buildings along Lake Shore Drive.

To contrast the neighboring boxy buildings, the intent for the proposed building massing is to breakdown the scale, create a slender expression to emphasize verticality, and to sculpt an iconic crown. This is achieved by starting with a small floorplate with a maximum of 4 units and 8000 sf, and further stepping the corners to reduce the bulky appearance. At the top of the building, setbacks are introduced at different floors to graciously transition to an elegant crown by introducing open-to-the-sky terraces. To allow the building to come down to the ground more gracefully, vertical elements are introduced to link the tower to the base. Additionally, intermediate roof terraces step down to gracefully transition the tower to the base. The base facade is composed to complement the existing Warren Barr's façade in expression and the top of the proposed base will align with the existing cornice line. At the street level, in contrast to the blank brick wall that currently exists, large storefront windows are introduced to activate the façade and engage the street. The main entry is marked by a 2 storey high stone portal with a metal & glass canopy. A porte-cochere is located on the east to allow for a sheltered vehicular drop-off under the building and to alleviate traffic on the street.

To give the building a residential feel, the façade will be clad in pre-cast concrete with a reveal pattern to simulate a stone look. At the residential floors, large windows will allow the units to have ample natural daylight and will provide openness to maximize the surrounding views. Gracious terraces, that are accented with ornamental metal and glass handrails, will add texture to the façade. At the crown, the façade transitions from pre-cast concrete to bronze color metal panels to give the top a lighter appearance. The rooftop metal enclosure will have vertical detailing and will serve to screen mechanical equipment. At night, the various surfaces will be illuminated and will give the building a unique identity in the skyline. At the street level, the façade will be clad in limestone, granite, and bronze metal panels with detailing. The large storefronts will have a patterned metal filigree adornment. The composition and detailing of these materials will add richness to the façade and enhance the pedestrian experience.

SITE







NORTH CLARK STREET
(TWO WAY TRAFFIC)

SUB-AREA A

SUB-AREA B

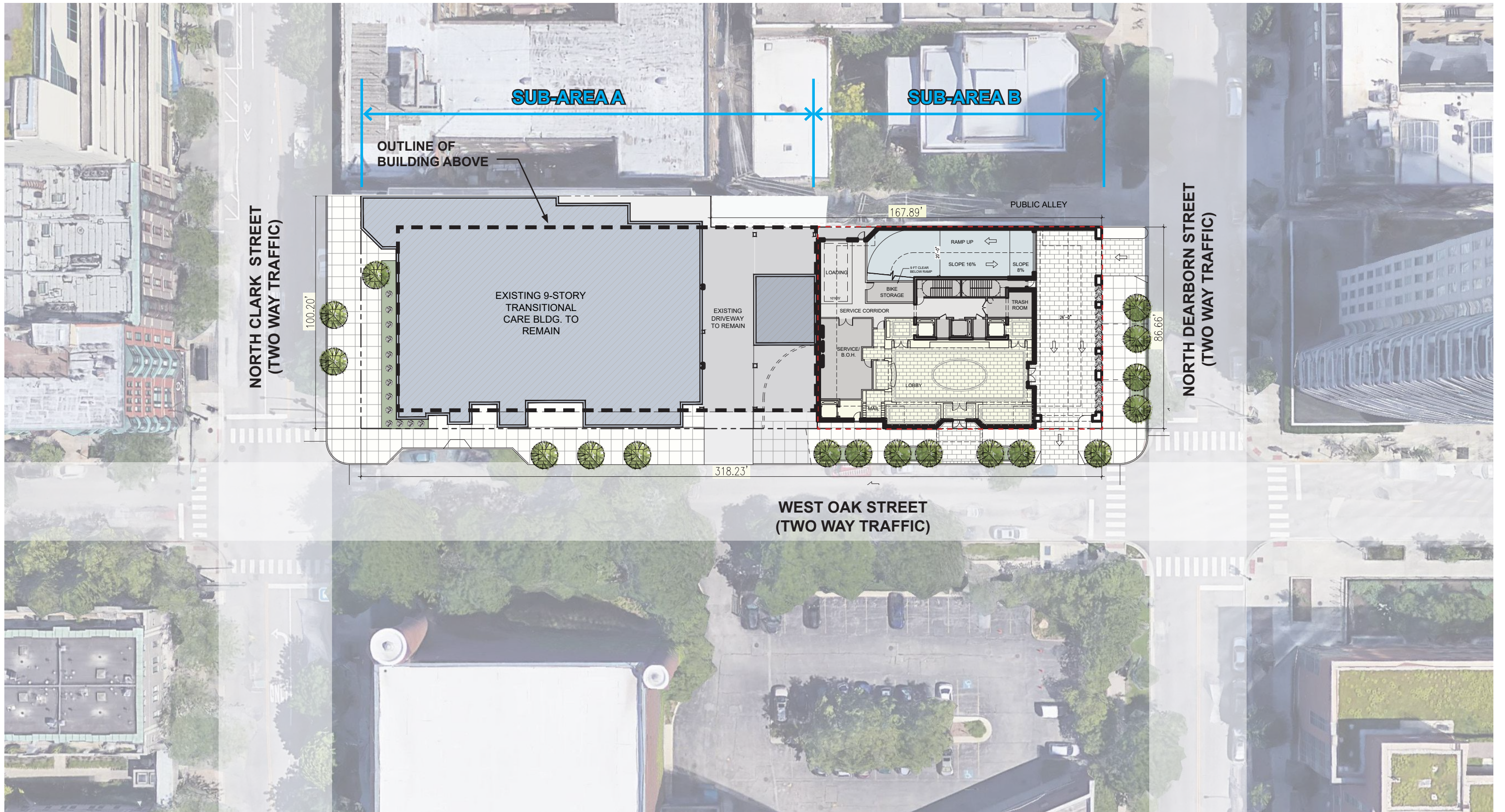
EXISTING 9 STOREY
TRANSITIONAL CARE
BUILDING TO REMAIN

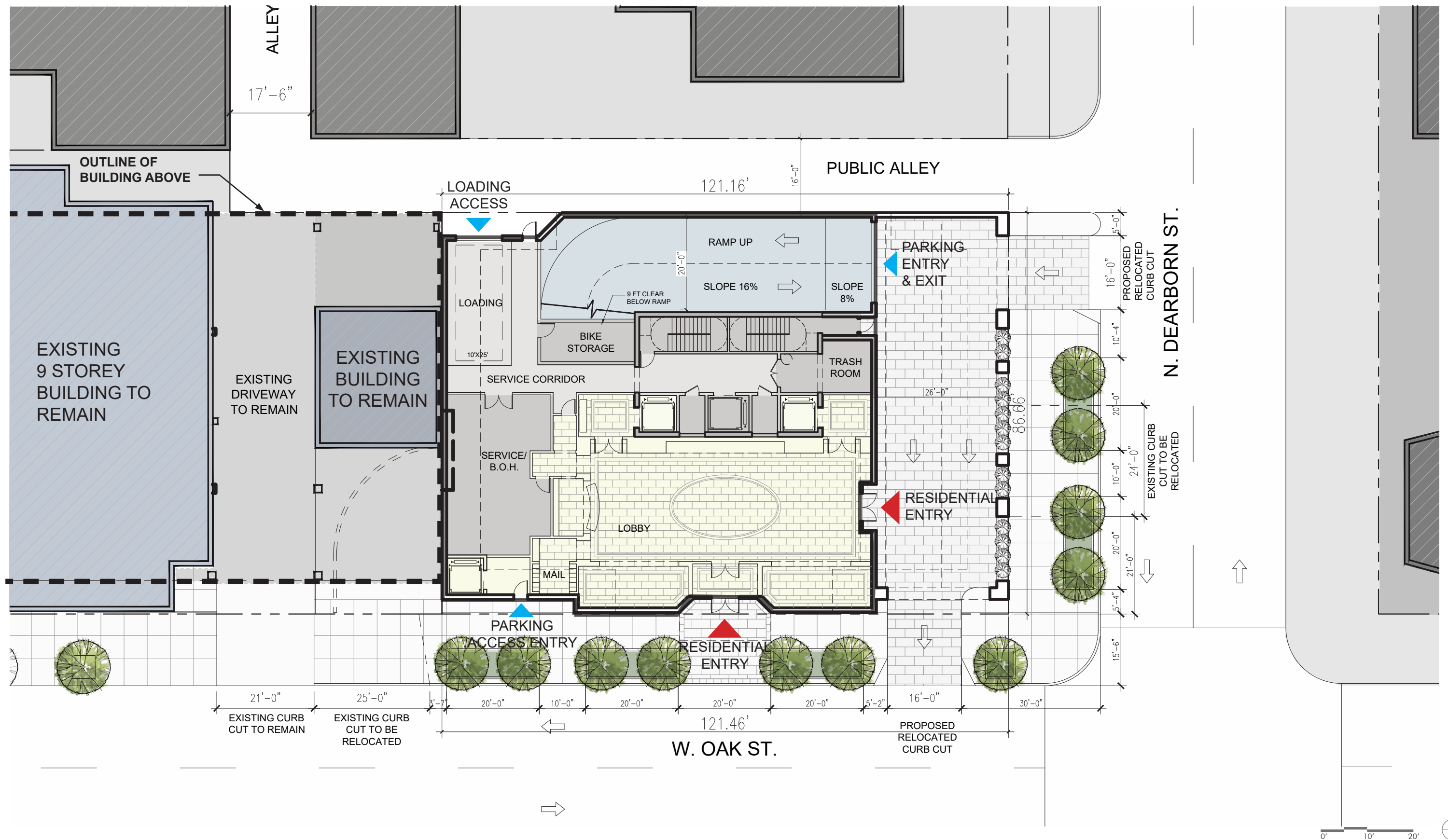
EXISTING 2 STOREY
PARKING
STRUCTURE
TO BE DEMOLISHED

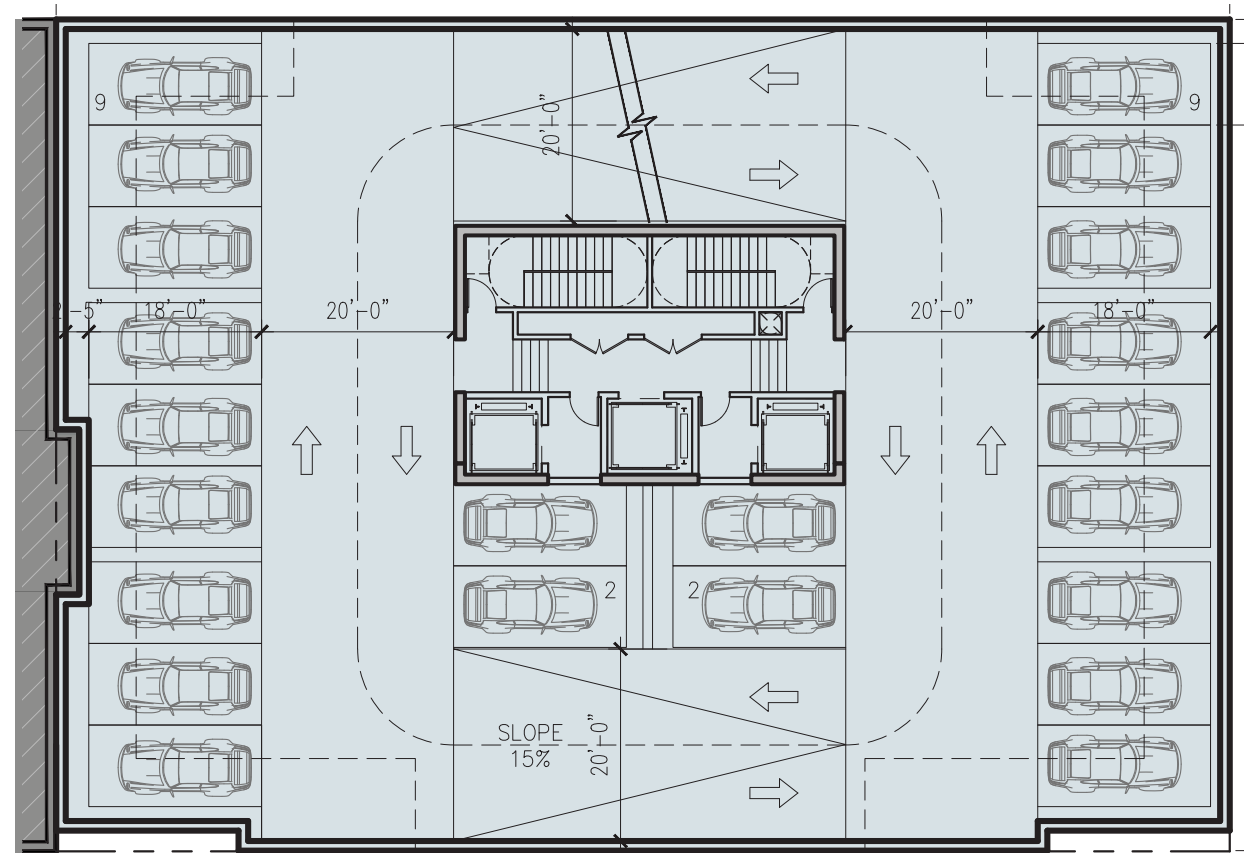
NORTH DEARBORN STREET
(TWO WAY TRAFFIC)

WEST OAK STREET
(TWO WAY TRAFFIC)

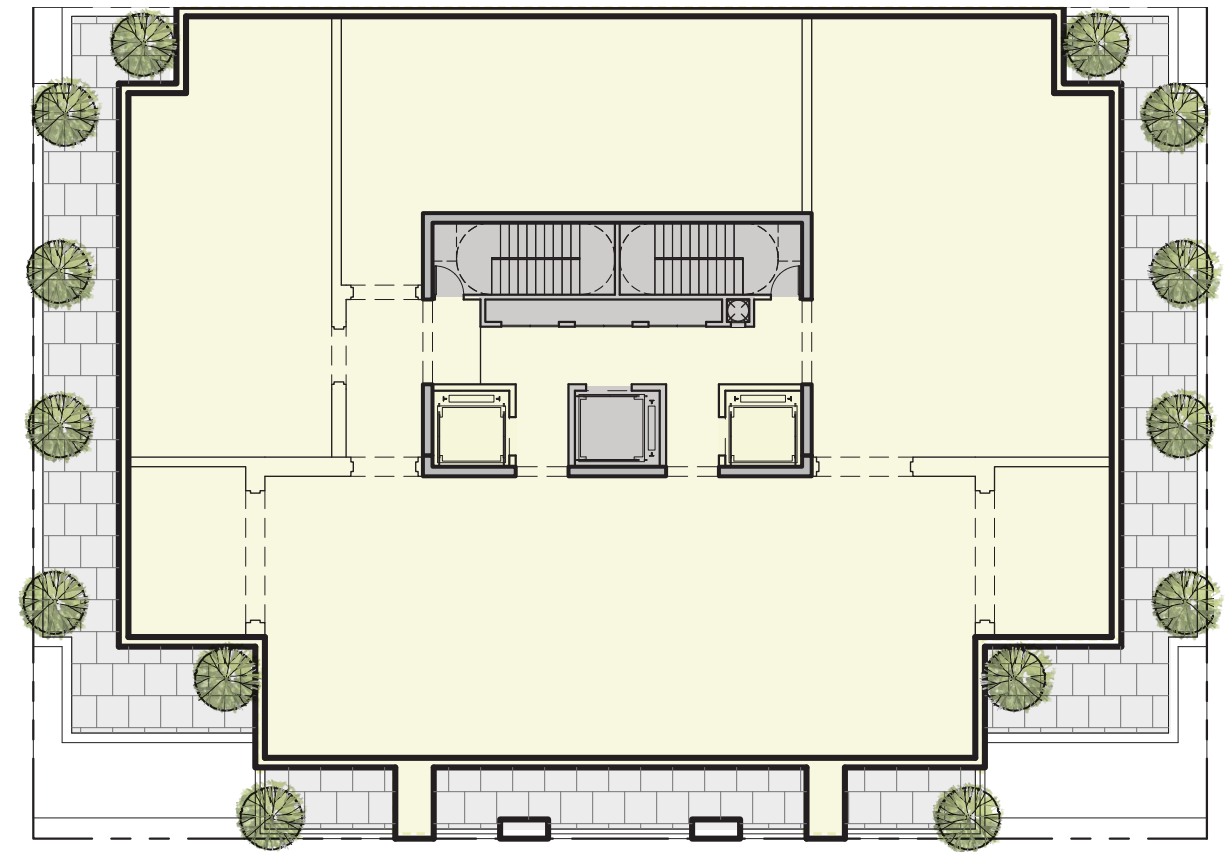




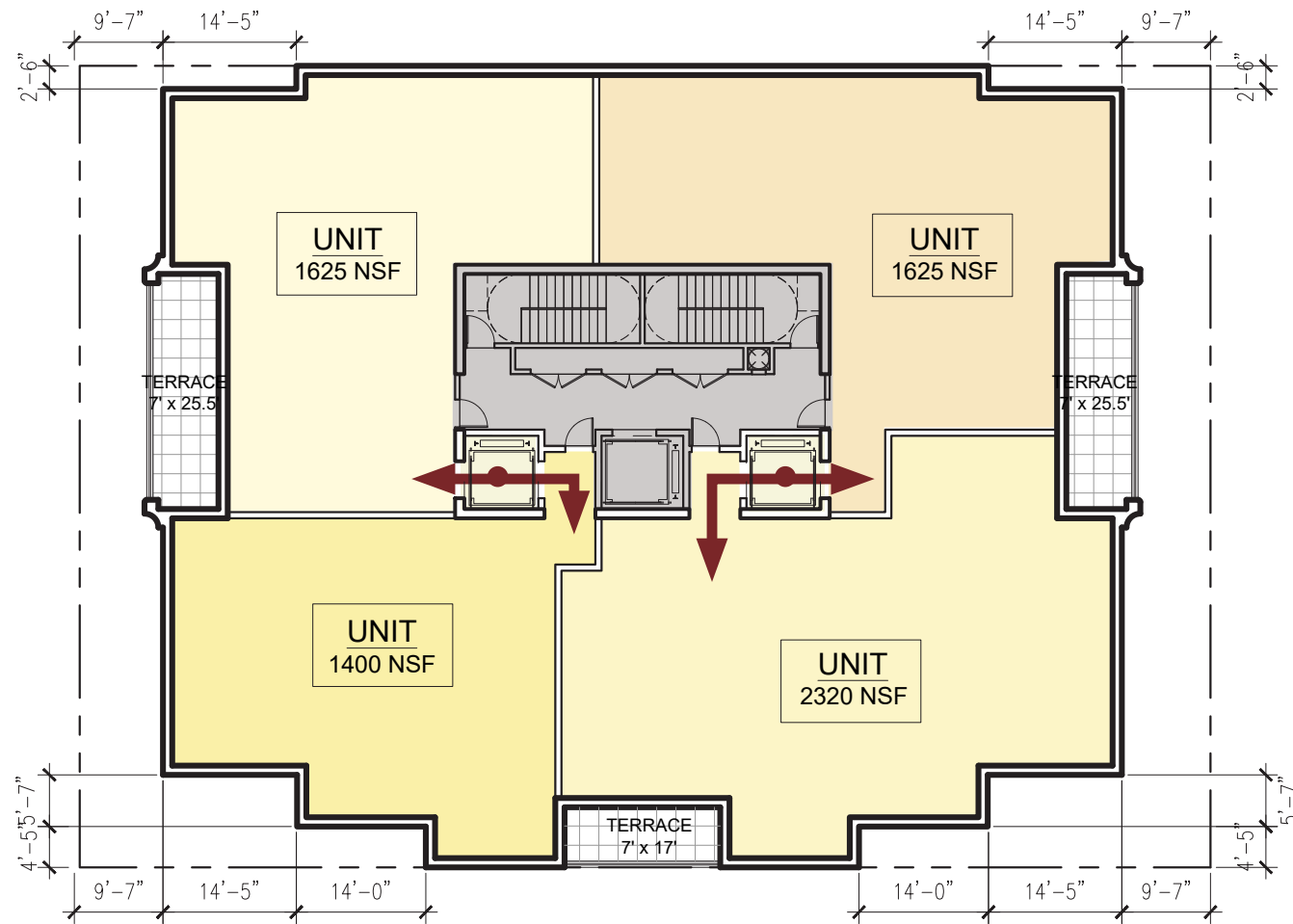




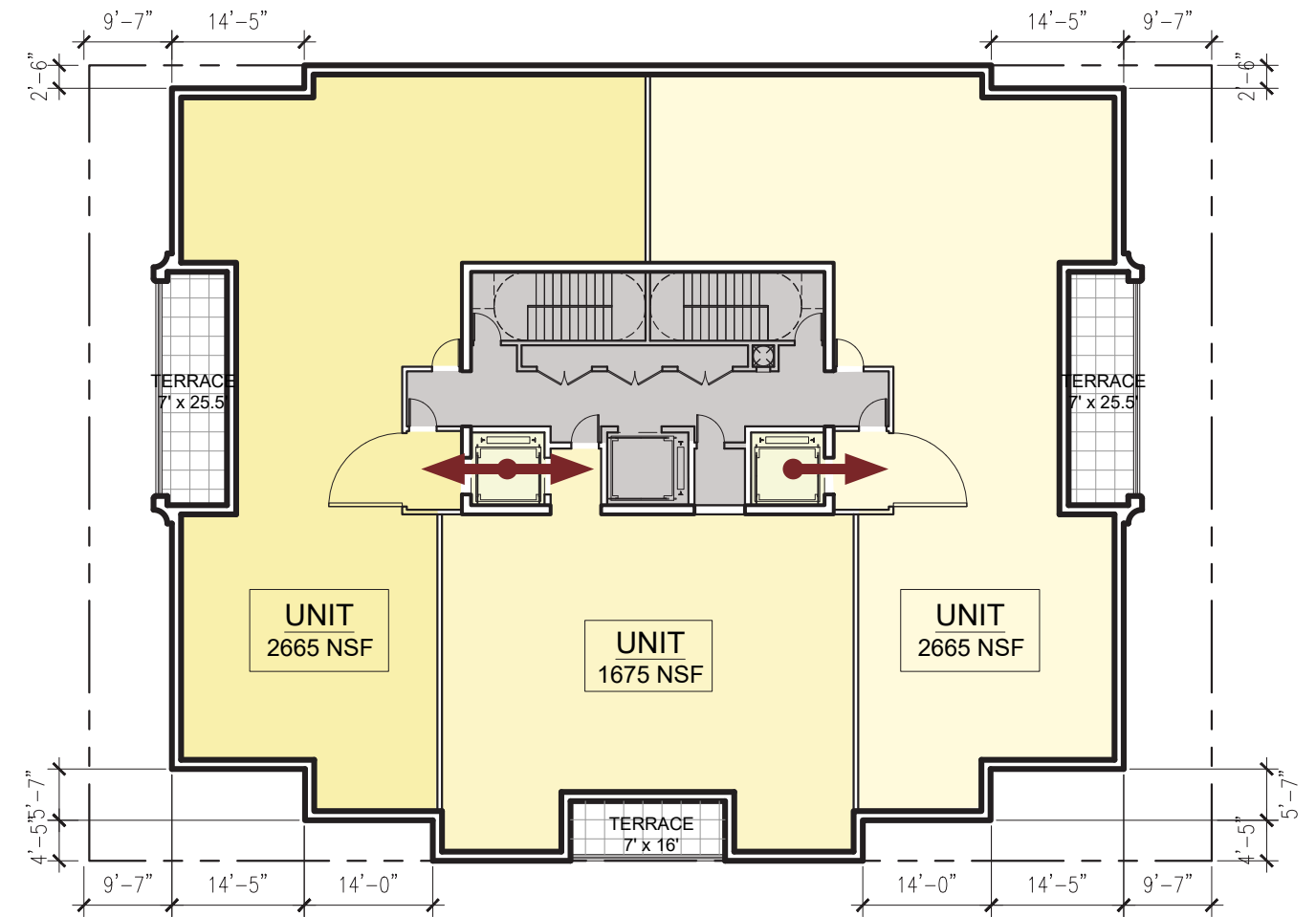
Typical Parking Level Plan



Amenity Level Plan



Typical Residential Plan: 4 Units per floor

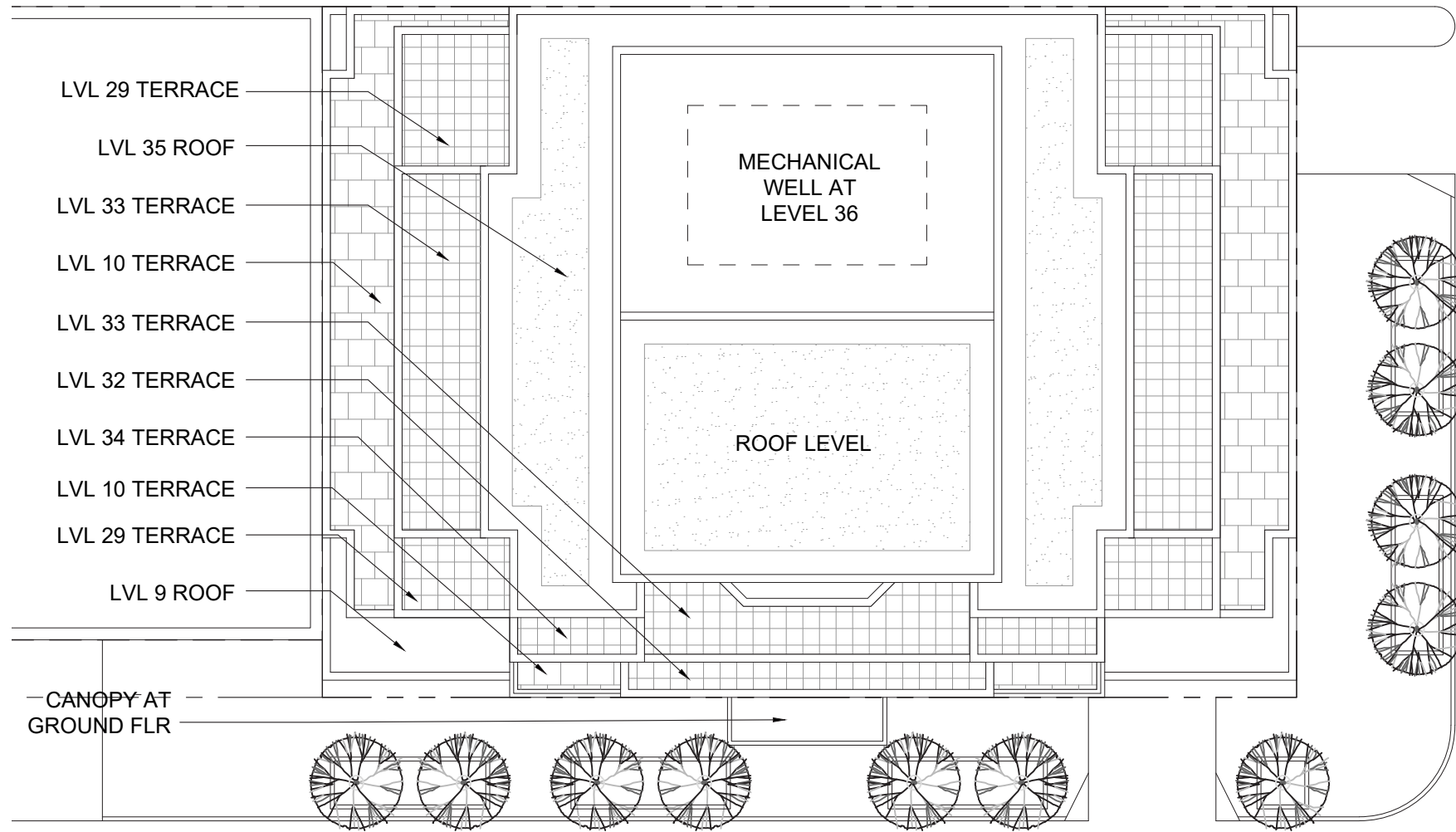


Typical Residential Plan: 3 Units per floor

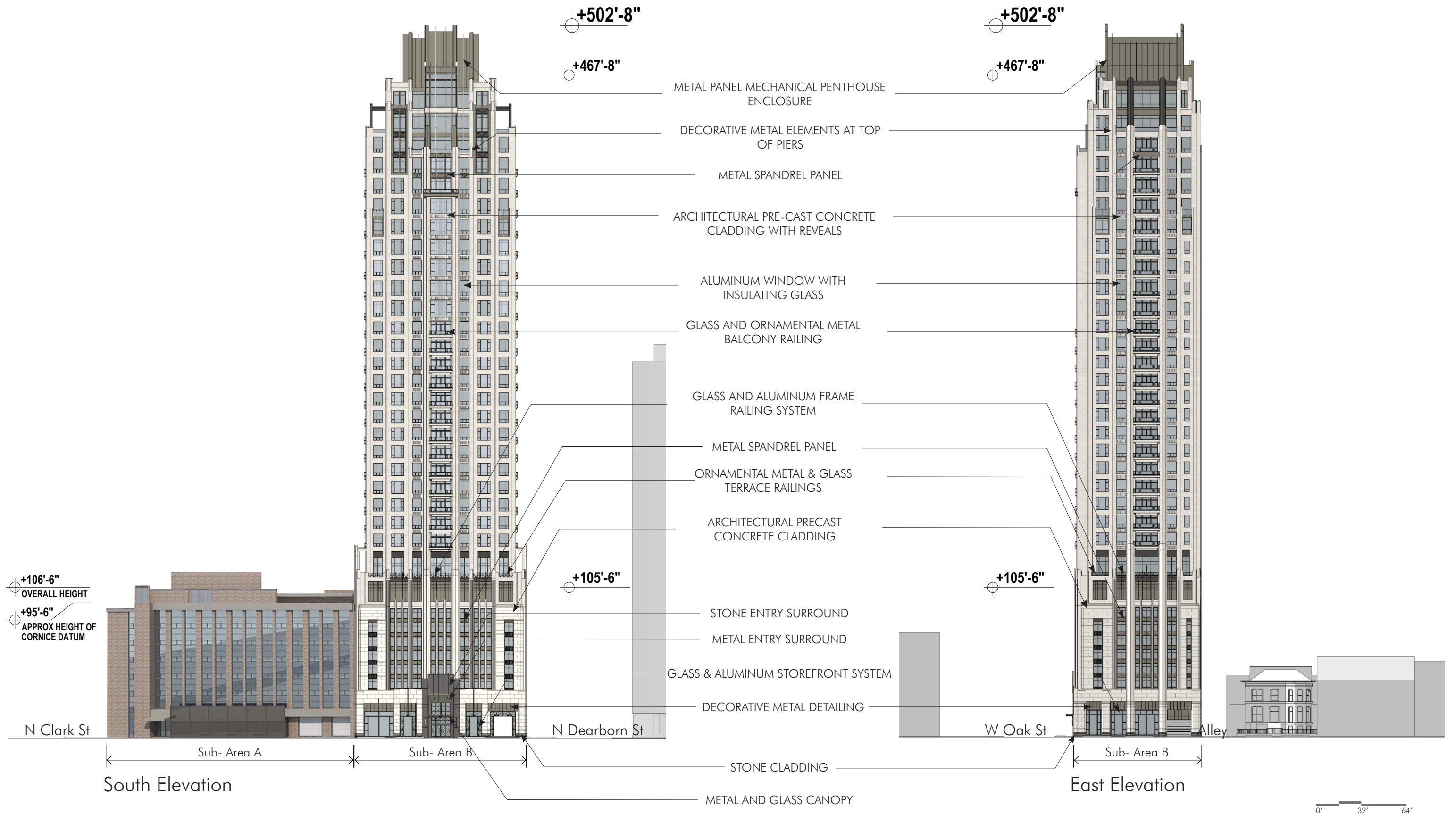
Unit Mix

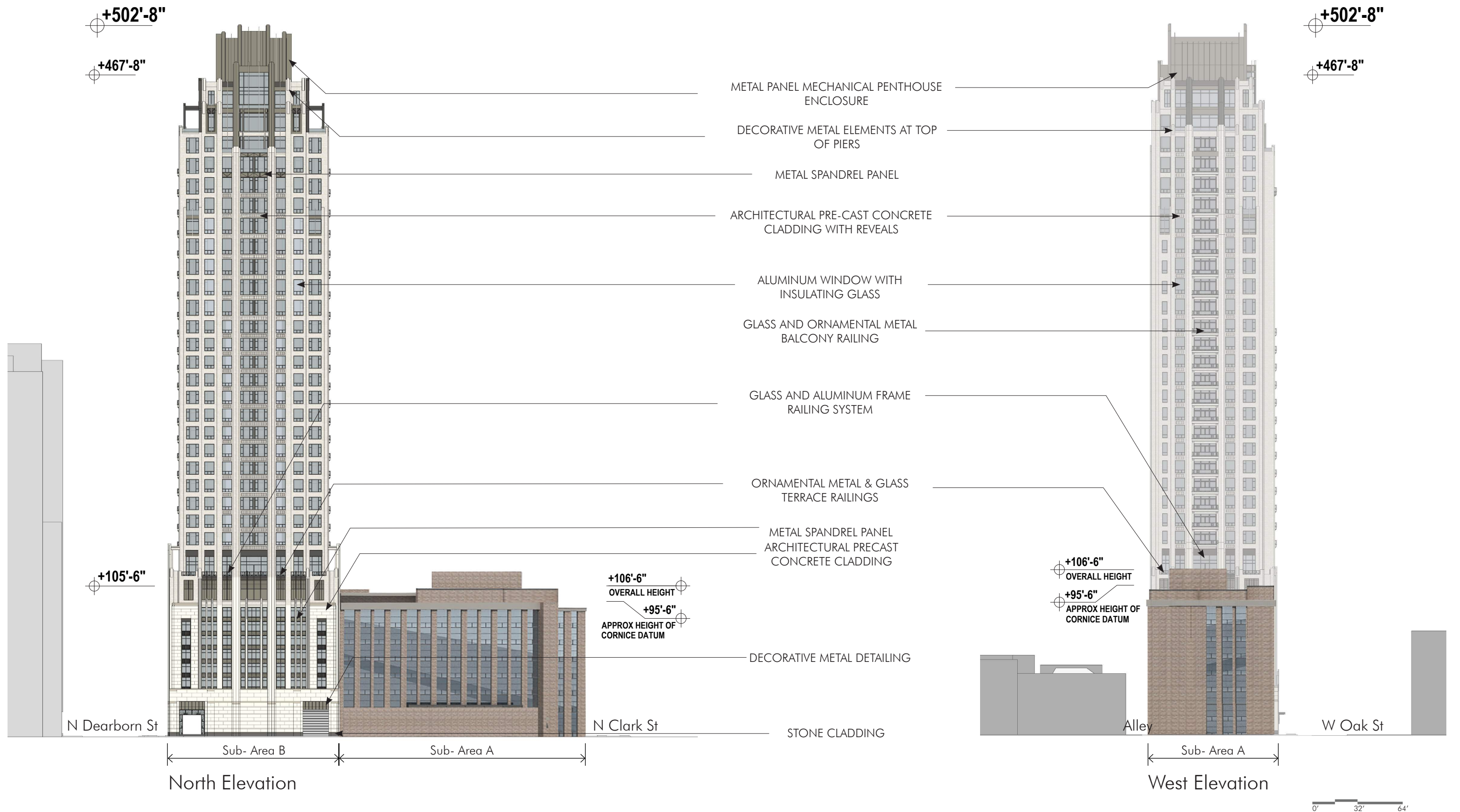
	1 BEDROOM + DEN	2 BEDROOMS	3 BEDROOMS/ 3 BEDROOMS + DEN	PENTHOUSE
	1400 SF	1625-1675 SF	2320 SF	2665 SF
# OF UNITS	90	20	43	20
				6
			26	
PERCENTAGE MIX PROVIDED	22%	48%	29%	
			1%	





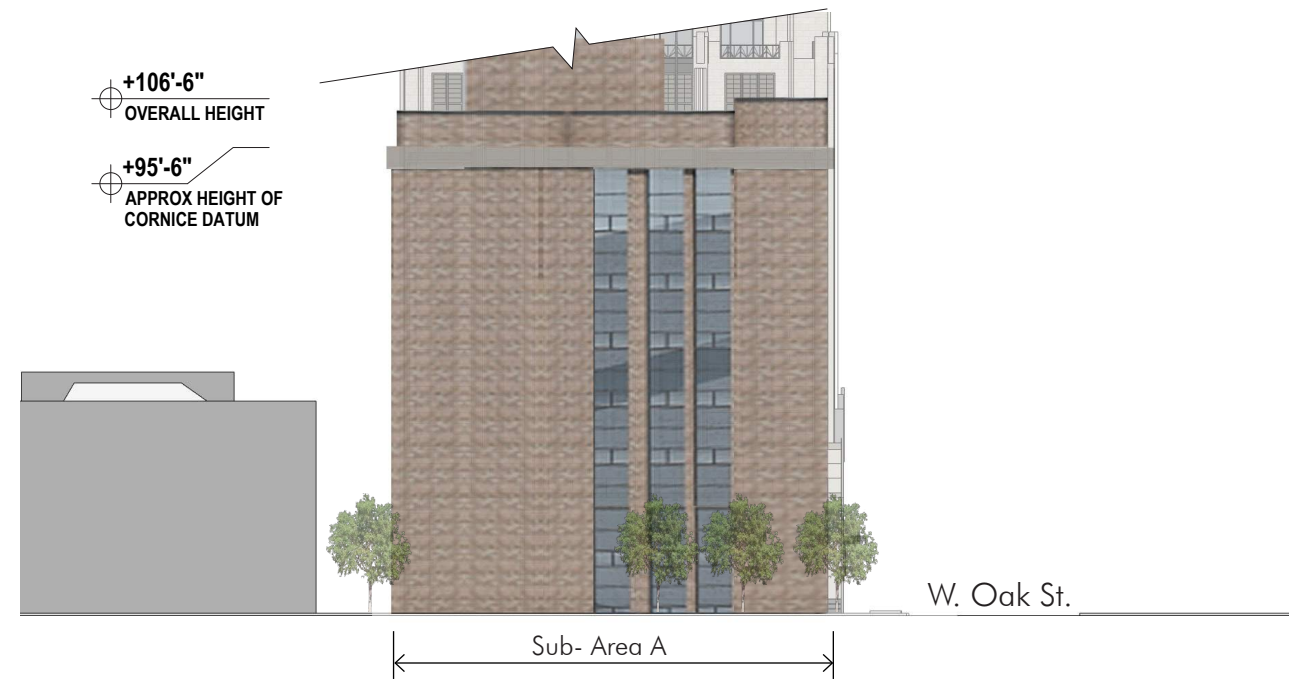
Roof Plan







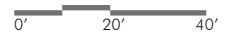
North Dearborn Street Elevation



North Clark Street Elevation



West Oak Street Elevation





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BIRD'S EYE VIEW

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PERSPECTIVE VIEW

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STREET LEVEL PERSPECTIVE VIEW

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