

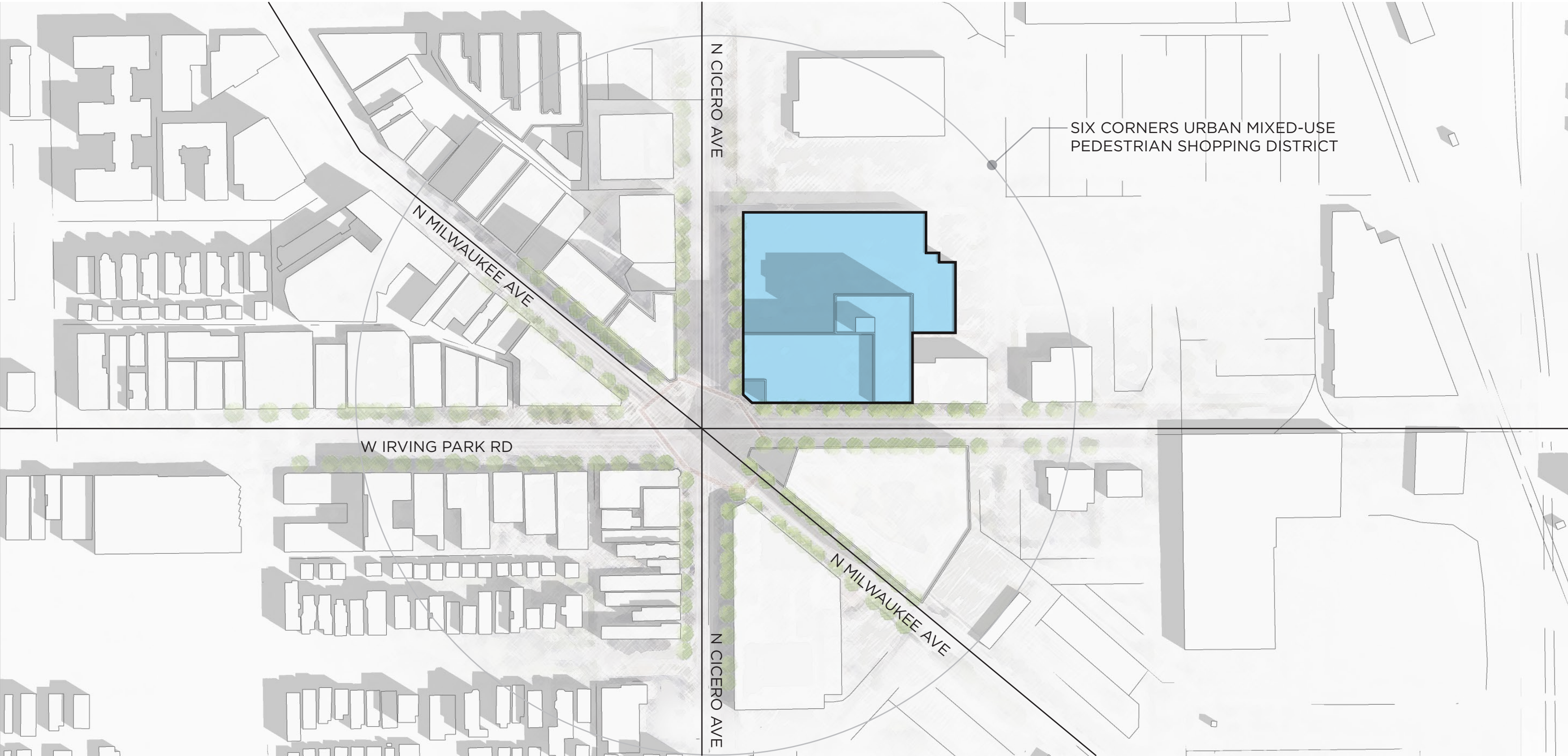
SIX CORNERS

PRELIMINARY PLANNING

MAY 7, 2021



SIX CORNERS | VICINITY PLAN



CONTEXT

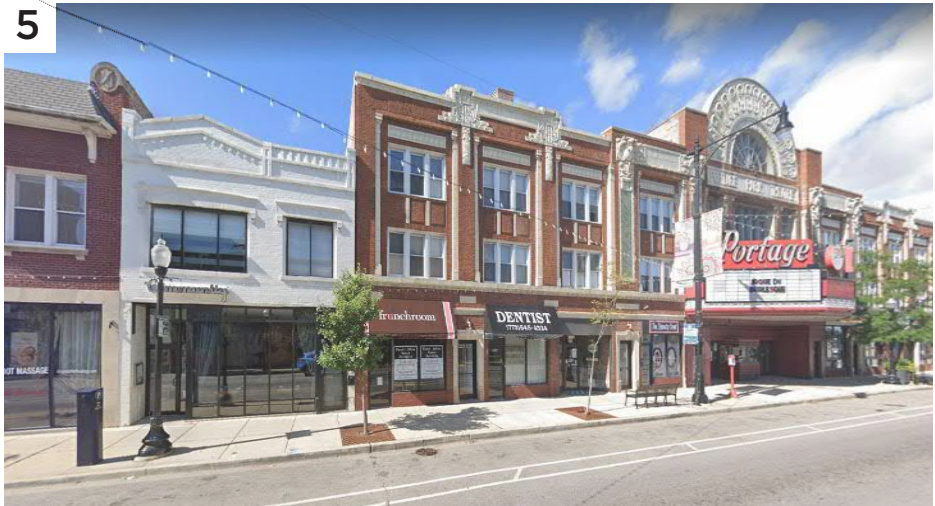
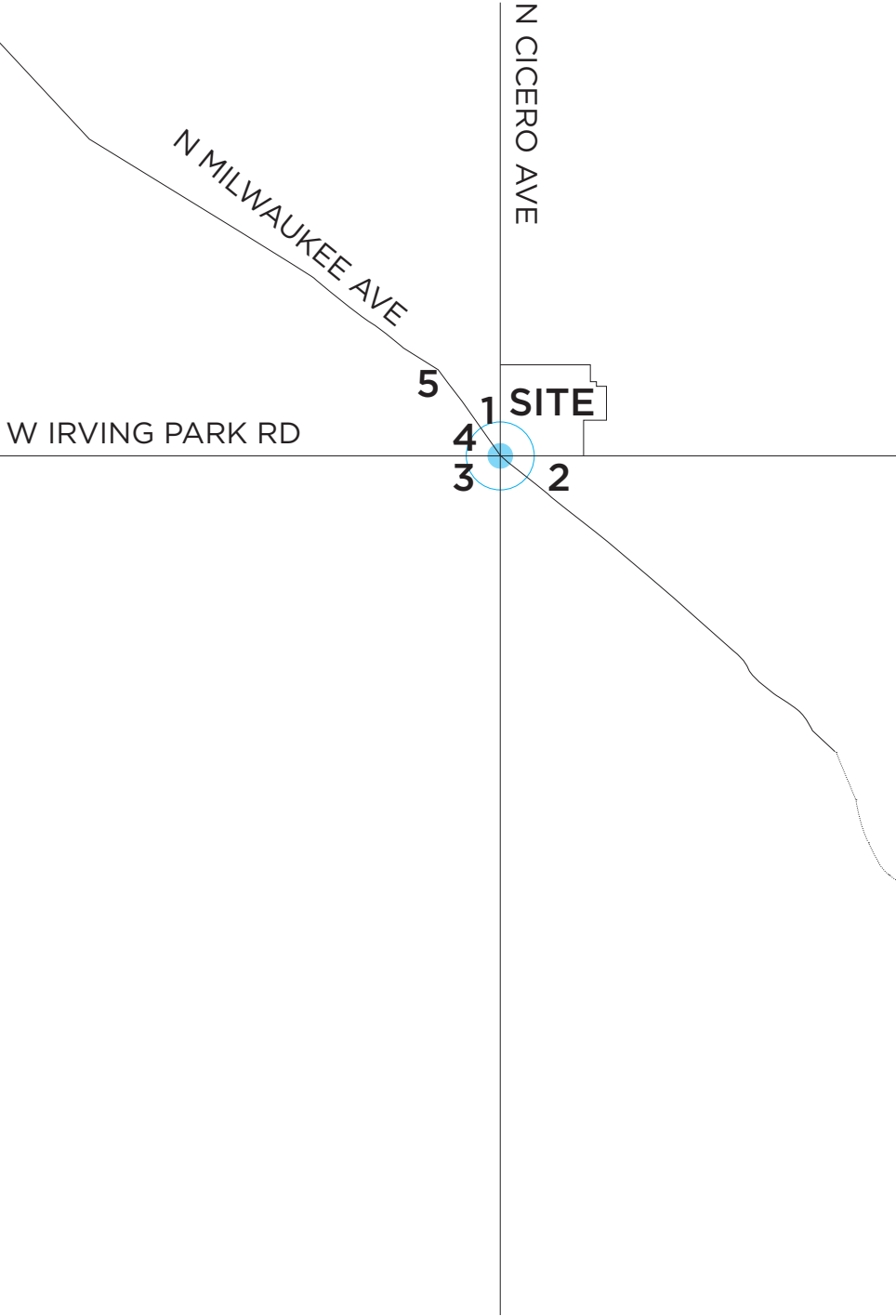
These six-cornered intersections are key elements for urban development and neighborhood cores, and have historic importance in the growth of Chicago. We recognize the importance of this site as a part of a Chicago urban legacy.



PAST
PRESENT
FUTURE

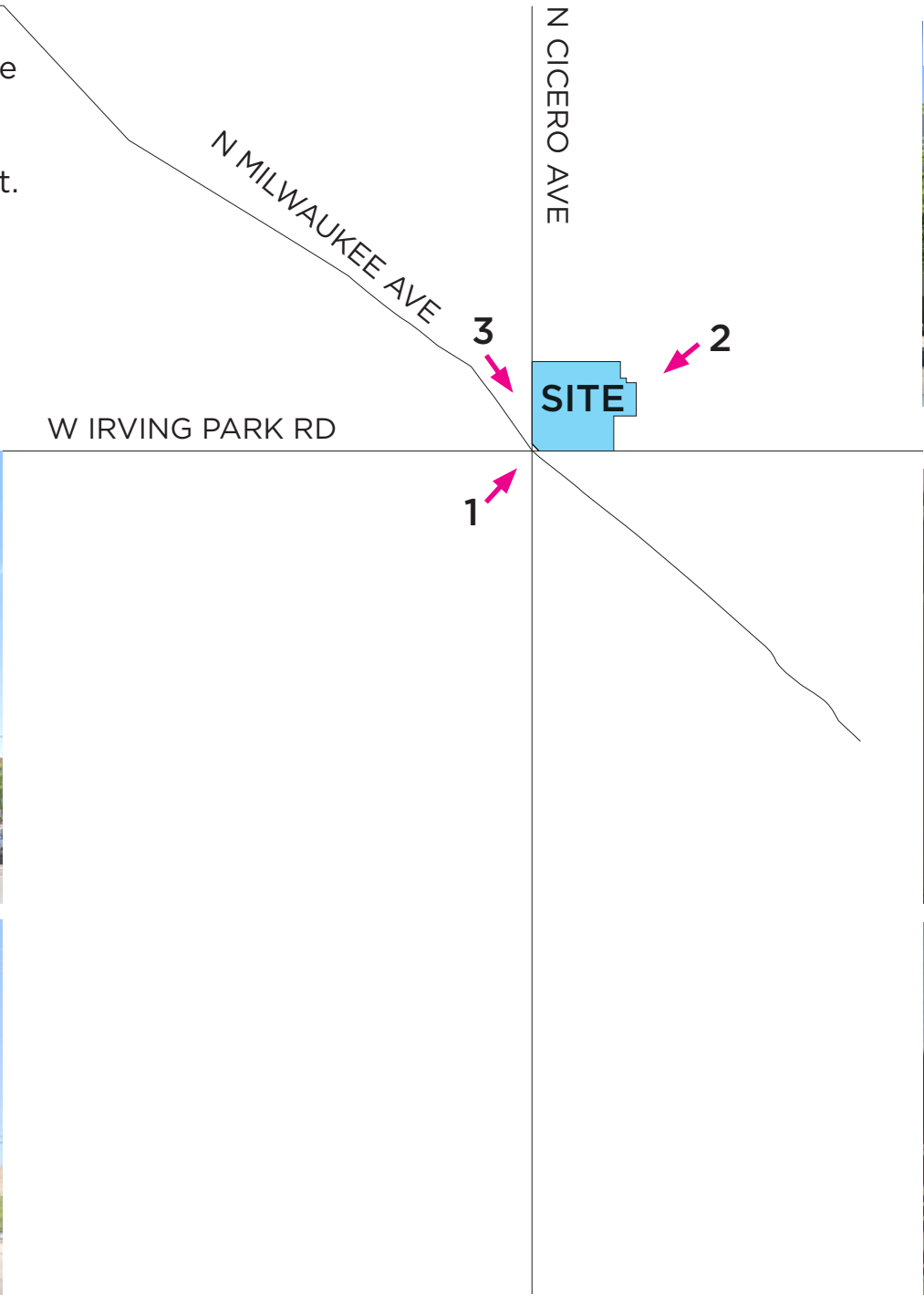
CONTEXT

Six Corners mixed-use district reflects layers of history as the neighborhood continues to transform. Throughout the neighborhood, a variety of architectural expressions come together to create a culturally rich backdrop for the community, and inform design decisions for future developments.



EXISTING BUILDING

The existing 1932 building has a unique art deco character. The solid concrete building provides a structural backbone to transform this building into a thriving community environment.



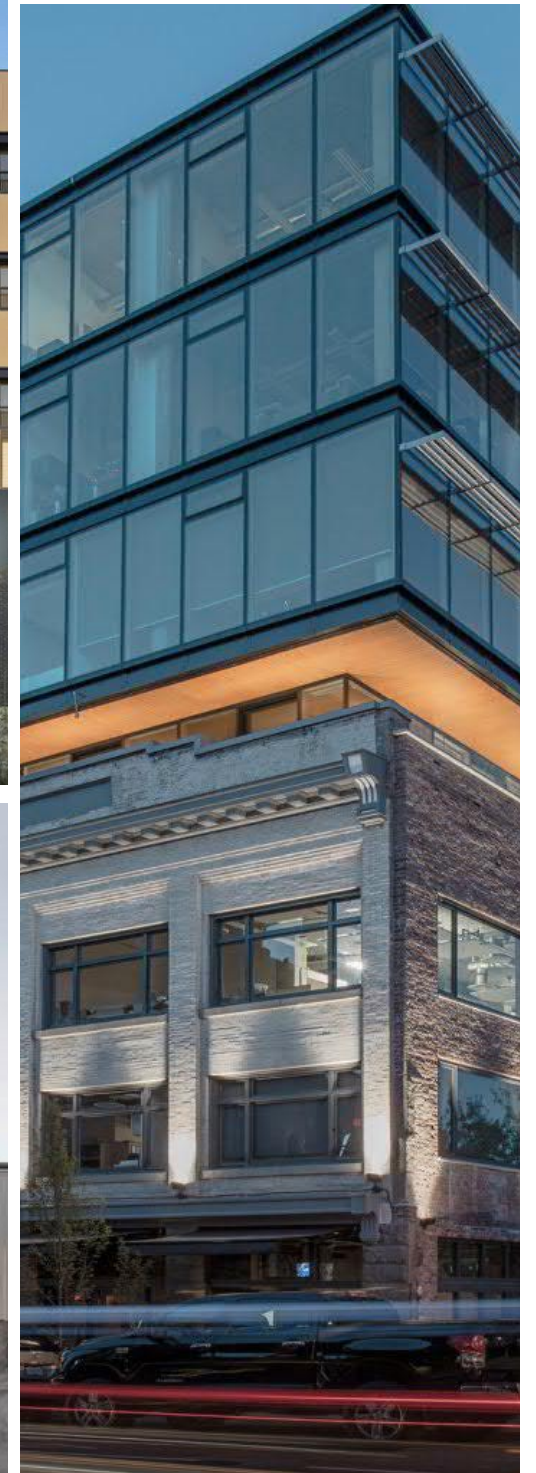
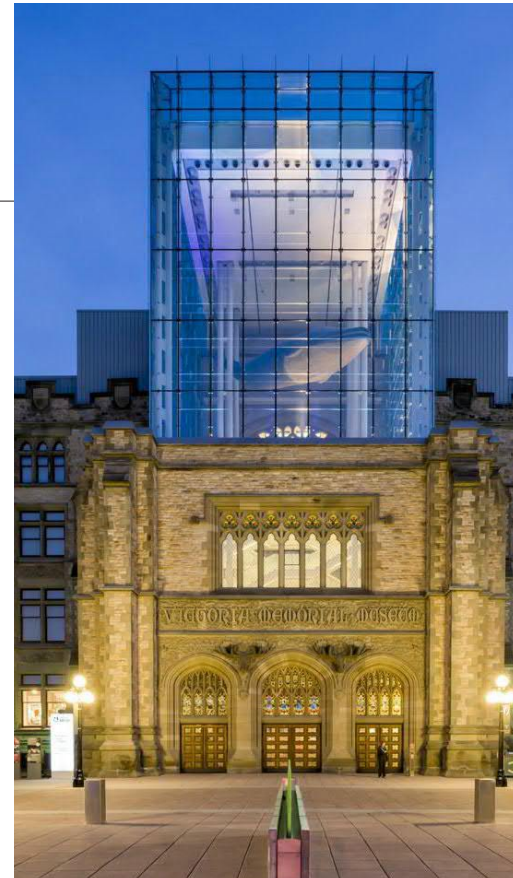
ART DECO

The Art Deco movement originated in the 1920's. The intention of the style was to use new technology to create sleek and anti-traditional elegance. These designs featured simple, clean shapes, streamlined designs, and repetition. During the golden age of Sears, they embraced this Art Deco style to create iconic, destination department store buildings. After Sears' decline, these buildings were left behind with a breadth of new possible uses. The beautiful history of the building lives on in our design by highlighting the streamlined shapes, materiality, and beauty of the Art Deco facade, while updating it using new technologies of today.



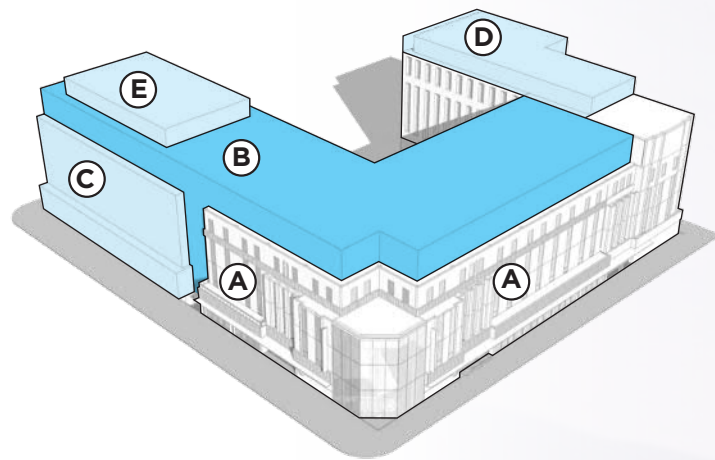
JUXTAPOSITION

Juxtaposed art & architecture is defined by two elements being seen or placed close together with contrasting effect. By juxtaposing new & historic architecture the qualities of each are emphasized and celebrated. We recognized the effect new construction will have on the character of the existing building, and surrounding context. Our design intentions are to honor the historic nature of the site, while also bringing new energy & life into the neighborhood.



CONCEPT

WEDGE BETWEEN OLD & NEW



(A) PRESERVING ART DECO BUILDING CHARACTER

(B) “RECESSED GLASS BOX”
ARCHITECTURAL JOINT BETWEEN EXISTING BUILDING & NORTH
WING ADDITION

(C) NORTH WING ADDITION. CELEBRATES ARCHITECTURAL CHARACTER OF
1932 BUILDING WITH CONTEMPORARY INTERPRETATION

(D) AMENITY SPACE
JEWEL BOX

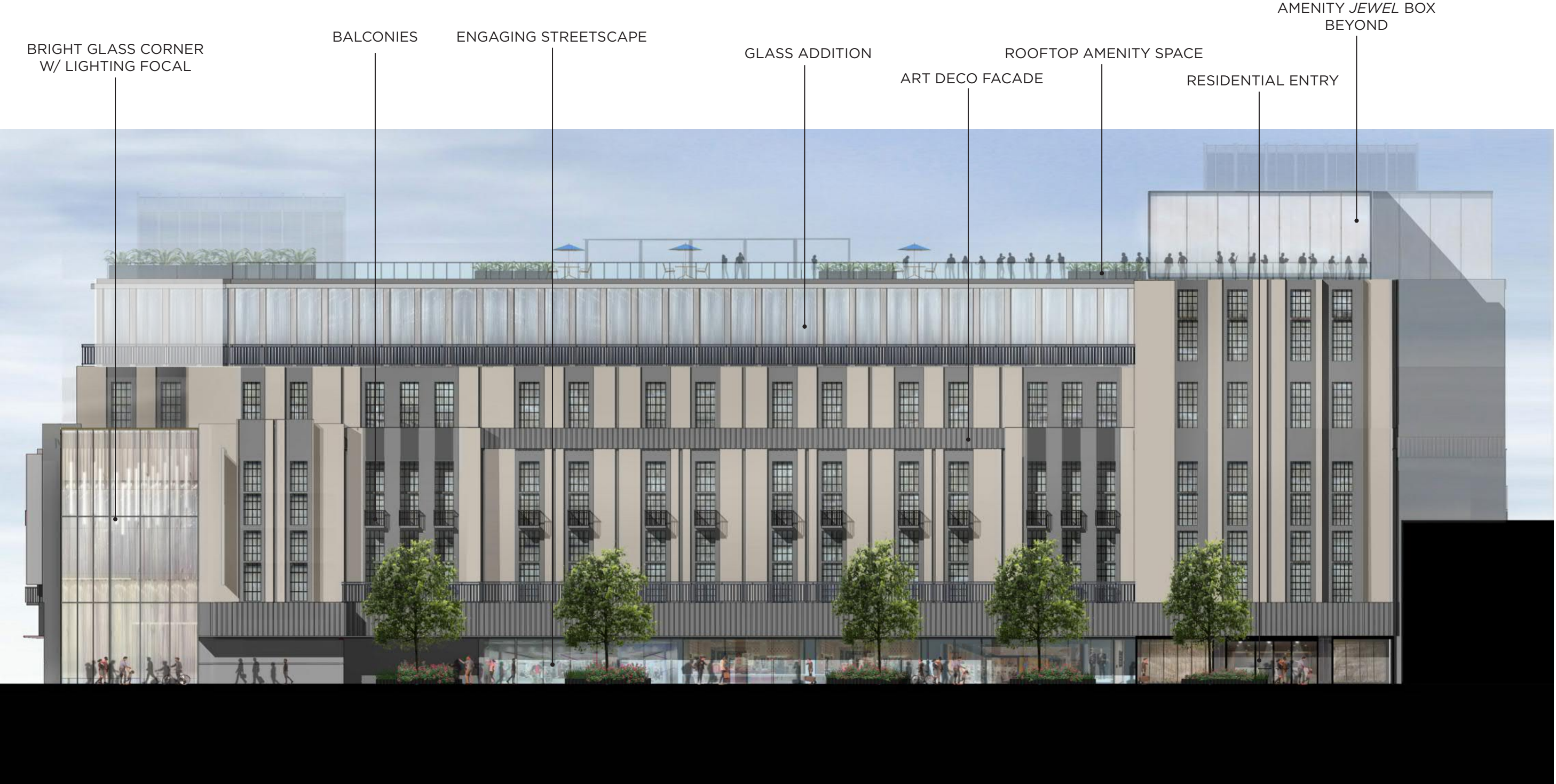
(E) ROOFTOP MECHANICAL SCREEN



SIX CORNERS | CORNER STREET PERSPECTIVE



SIX CORNERS | SOUTH ELEVATION



1 SOUTH ELEVATION

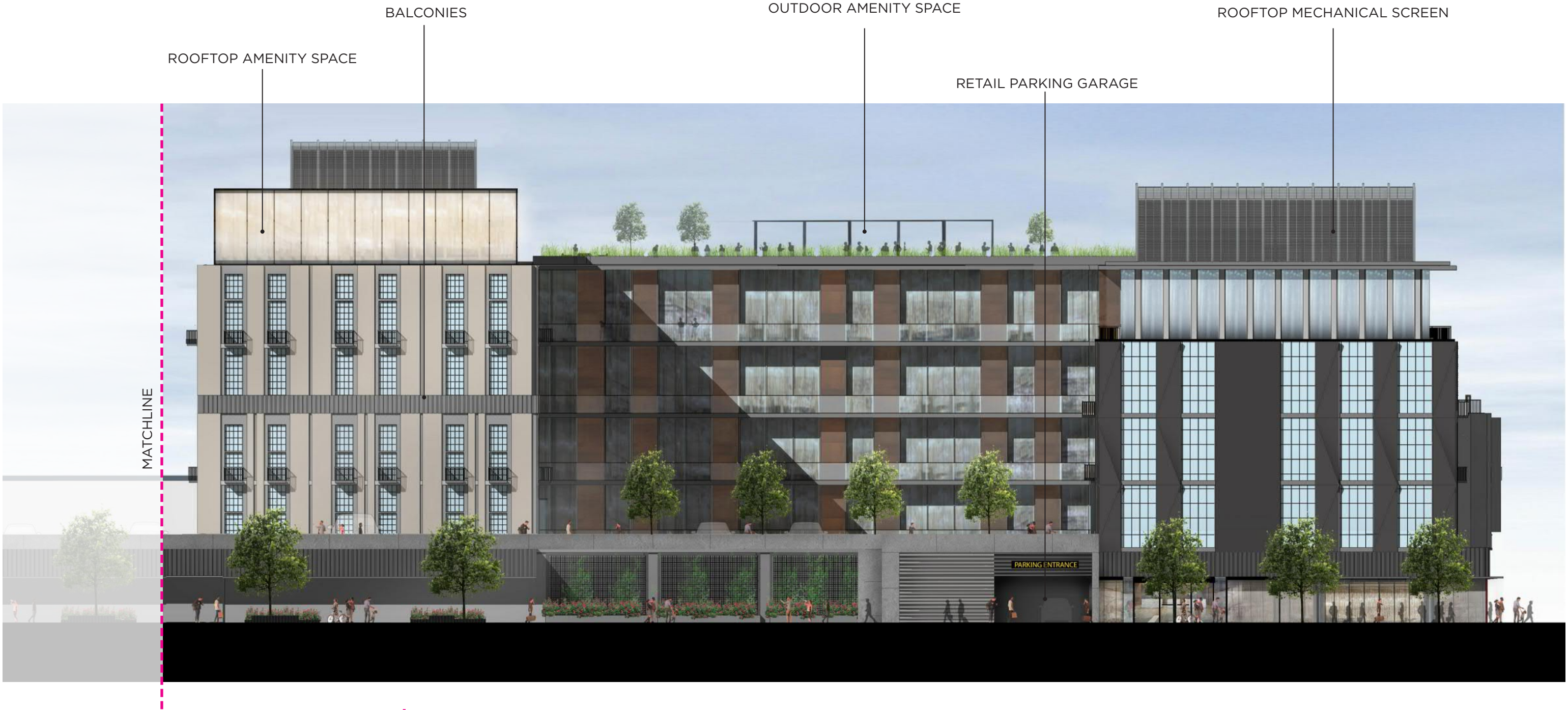
SCALE: 1" = 20'-0"

SIX CORNERS | WEST ELEVATION



1 WEST ELEVATION
SCALE: 1" = 20'-0"

SIX CORNERS | NORTH ELEVATION



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

SIX CORNERS | EAST ELEVATION



1

EAST ELEVATION

SCALE: 1" = 20'-0"

SIX CORNERS | ROOFTOP PERSPECTIVE

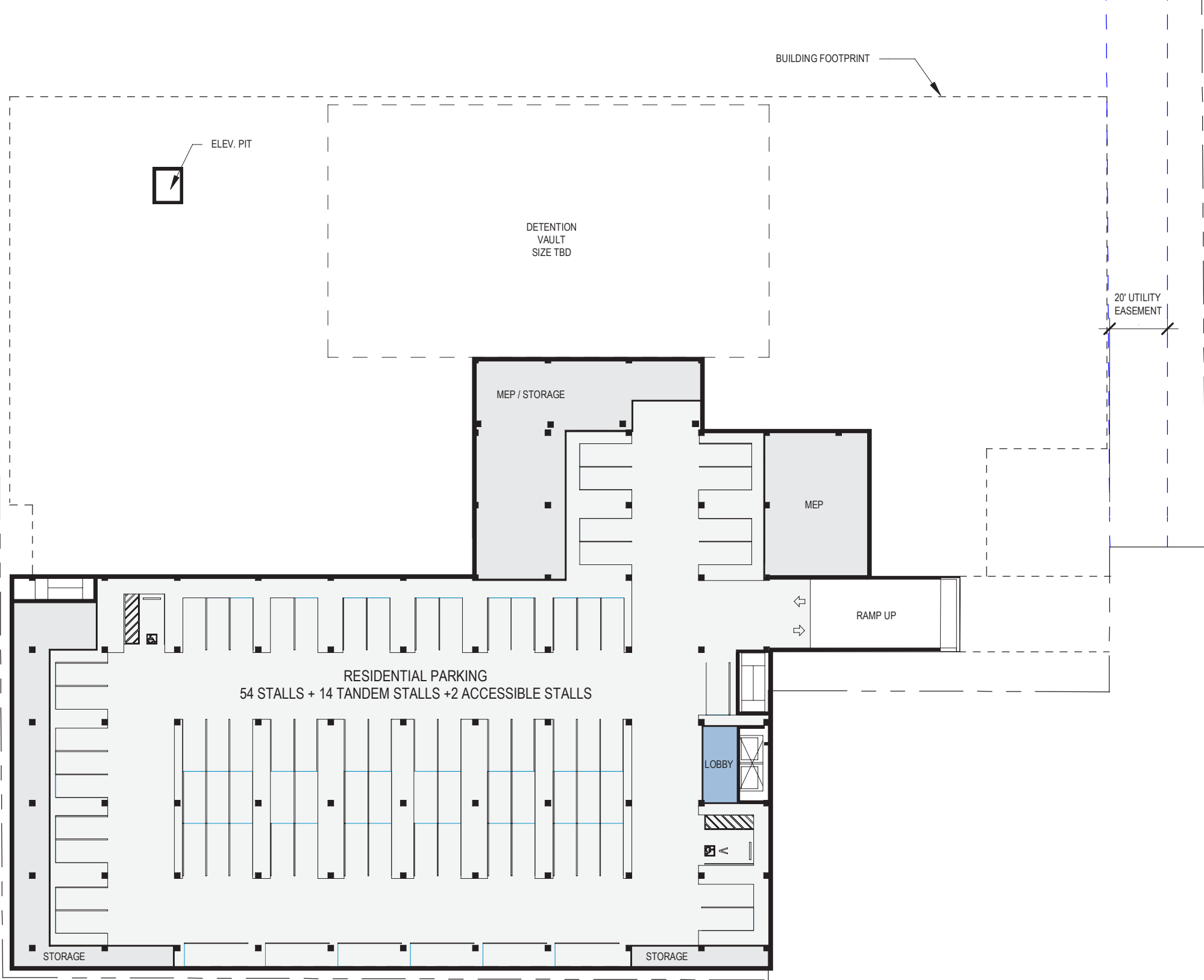


SIX CORNERS | ROOF AMENITY PERSPECTIVE





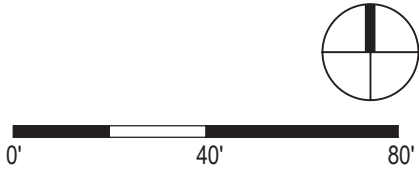
SIX CORNERS | BASEMENT FLOOR PLAN



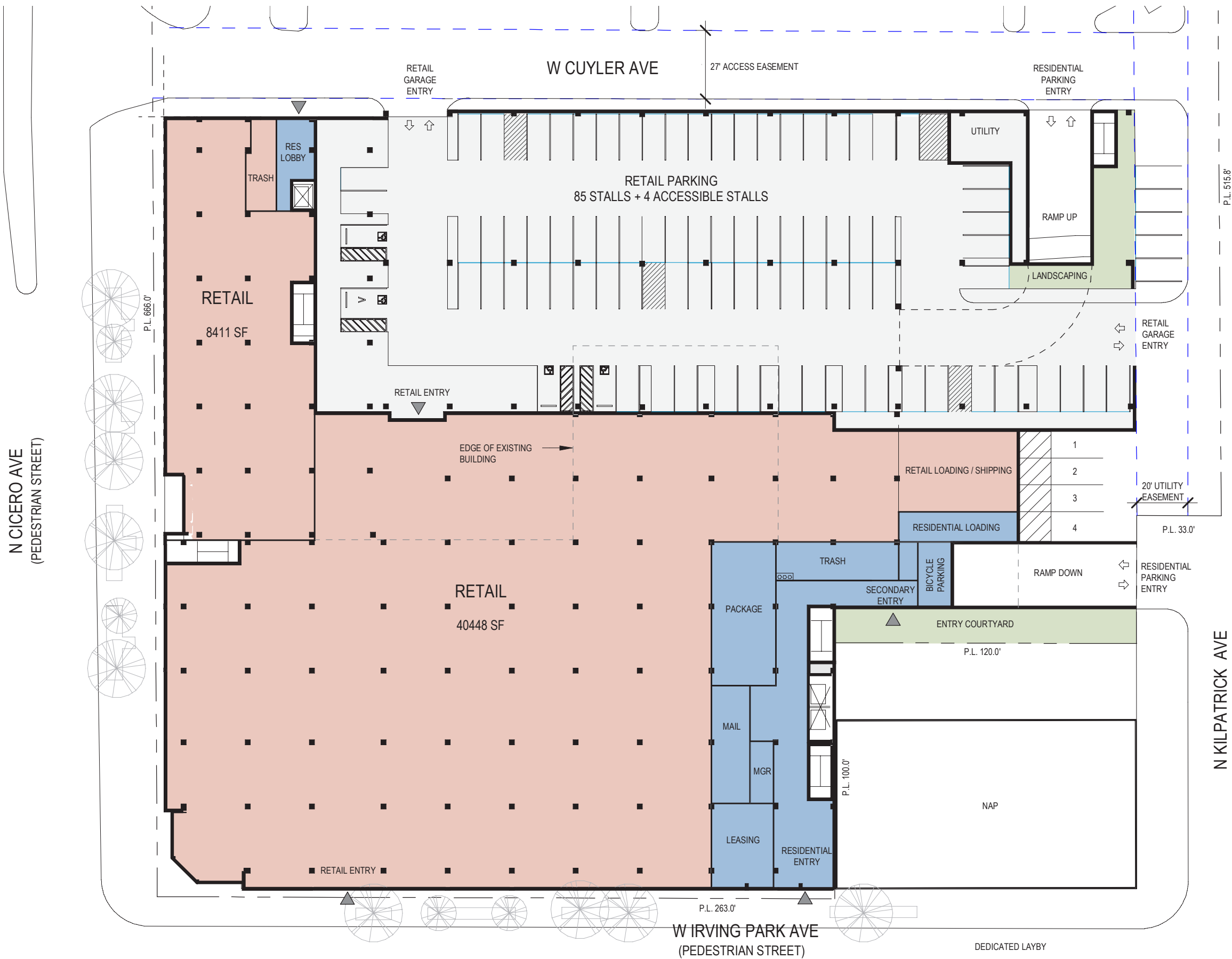
PARKING SUMMARY

LEVEL	RESIDENTIAL (8' x 18')	RETAIL (9' x 18')
BASEMENT	84	0
LEVEL 1	0	89
LEVEL 2	99	0
TOTAL	183	89

- EASEMENT LINE
- PROPERTY LINE
- EDGE OF EXISTING BLDG



SIX CORNERS | LEVEL 1 FLOOR PLAN



PARKING SUMMARY

LEVEL	RESIDENTIAL (8' x 18')	RETAIL (9' x 18')
BASEMENT	84	0
LEVEL 1	0	89
LEVEL 2	99	0
TOTAL	183	89

- EASEMENT LINE
- PROPERTY LINE
- EDGE OF EXISTING BLDG

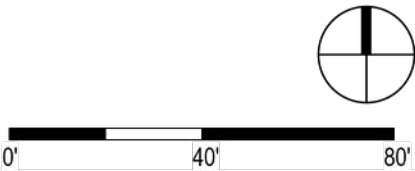
SIX CORNERS | LEVEL 2 FLOOR PLAN



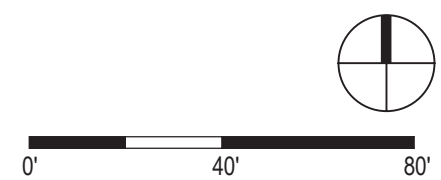
PARKING SUMMARY

LEVEL	RESIDENTIAL (8' x 18')	RETAIL (9' x 18')
BASEMENT	84	0
LEVEL 1	0	89
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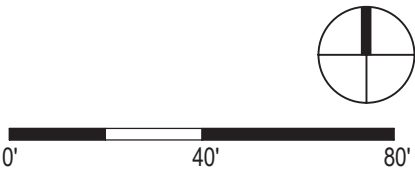
- EASEMENT LINE
- PROPERTY LINE
- EDGE OF EXISTING BLDG



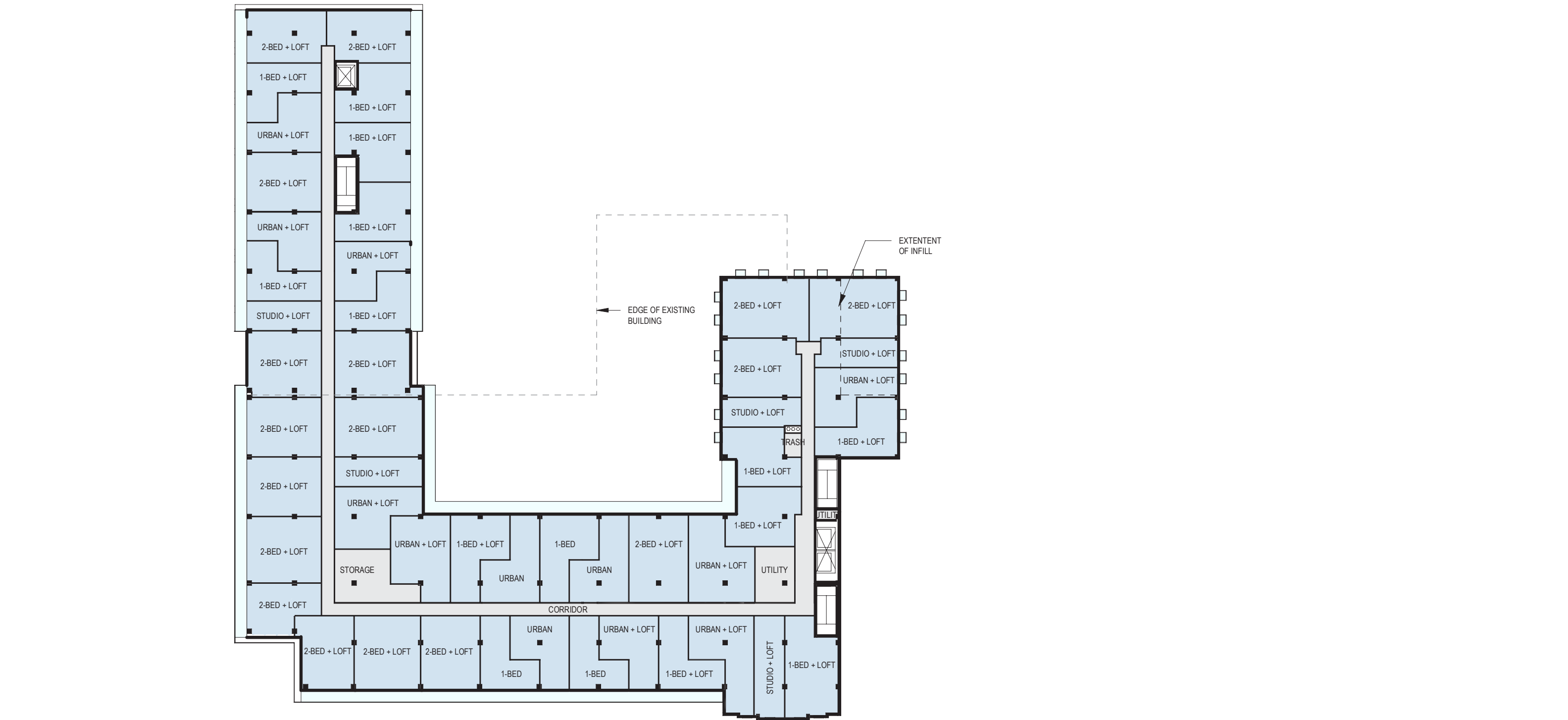
SIX CORNERS | LEVEL 3 FLOOR PLAN



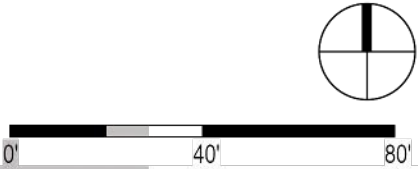
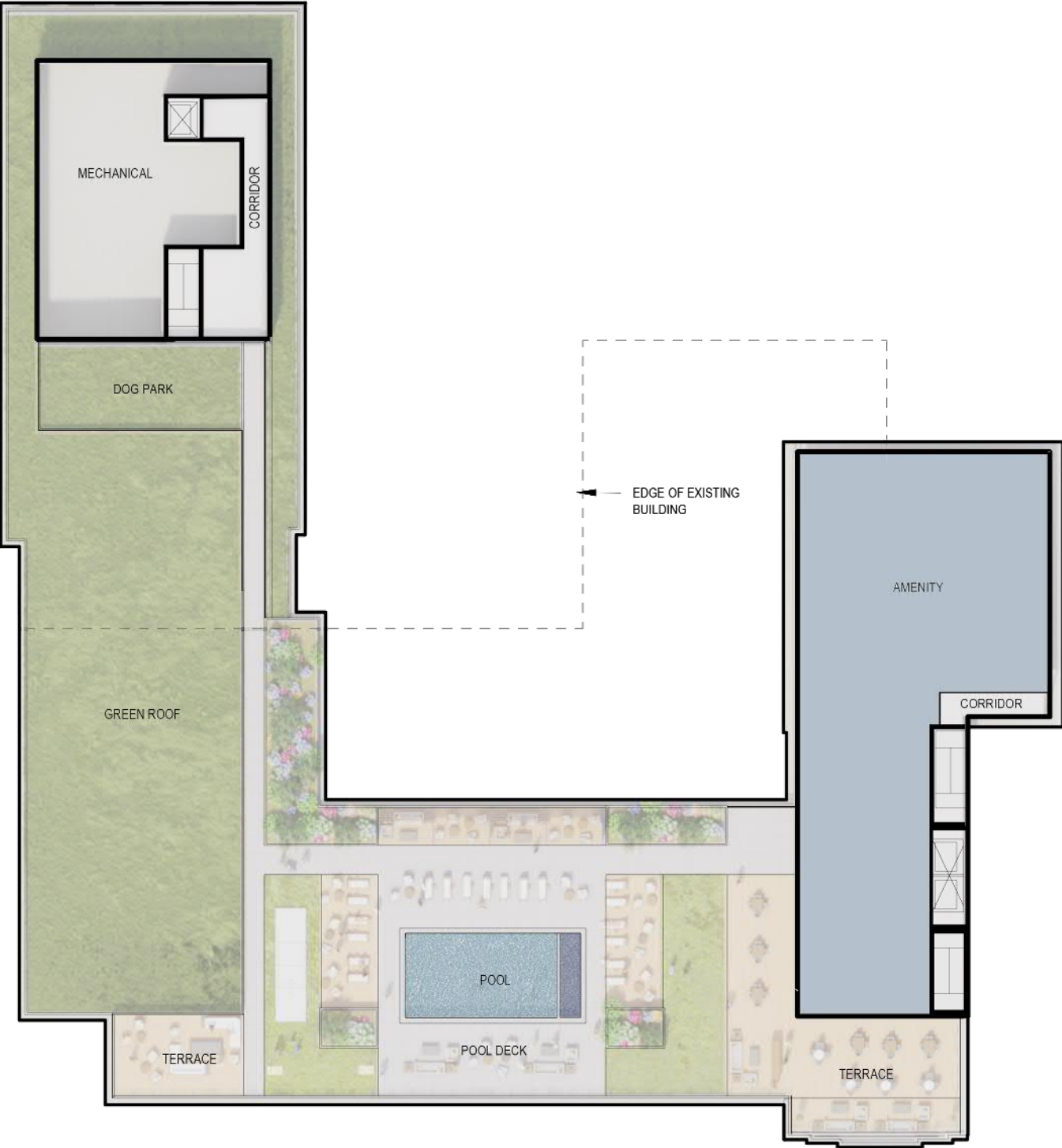
SIX CORNERS | LEVEL 4 FLOOR PLAN



SIX CORNERS | LEVEL 5 FLOOR PLAN



SIX CORNERS | LEVEL 6 FLOOR PLAN



SIX CORNERS | SECTION LOOKING SOUTH

