



COMMITTEE ON DESIGN

Department of Planning and Development

1338 W Lake

Near West Side / 27th Ward / Ald. Burnett

Developer : CEDARst Companies

Designer: SCB

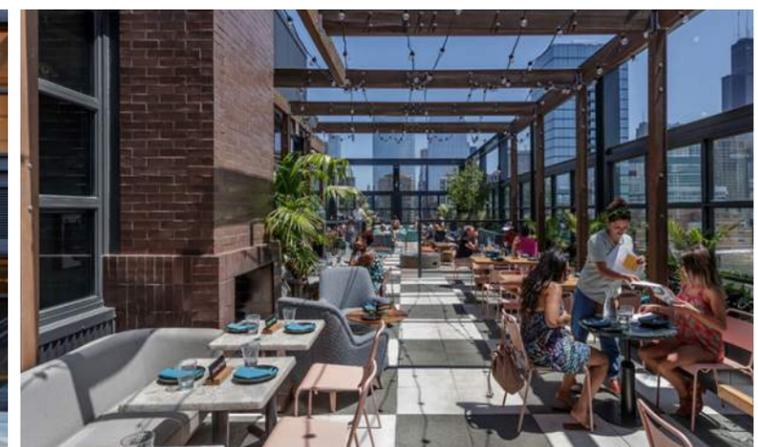
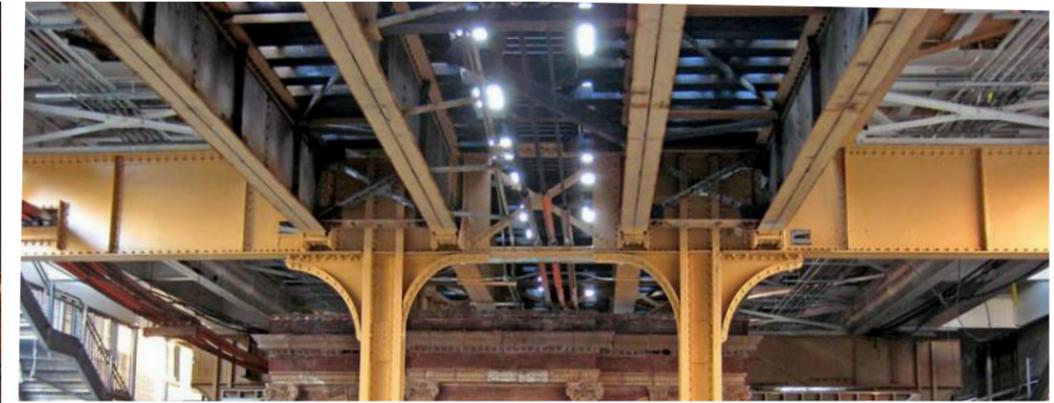
Attorneys: DLA Piper

January 11, 2023

Project Narrative

The West Loop has rich history rooted in the industrial development of Chicago. Brick and metal warehouses hosted enterprises that paved the way for the cities' early success while modern rail lines allowed goods to be transferred with ease. Located adjacent to the first commuter rail line in the city, 1338 W. Lake will draw design inspiration from these vibrant elements.

The 28 story building will host 271 residential units with a typical floor area of 11,500 sf. On Ada street, ground floor has recessed by 13 ft to provide public space which could be used for outdoor cafes or for leisure space. Building has stepped massing approach and tower has 20 ft setback away from Ada street and 42 ft away from Lake street. Tower form gets thinner and taller to allow more solar access within the public realm. The base of the building will be articulated at 5 story volume and will bring a sense of scale to the surrounding context, while the 320' tall tower will showcase a dynamic facade that will add visual intrigue to the neighborhood.



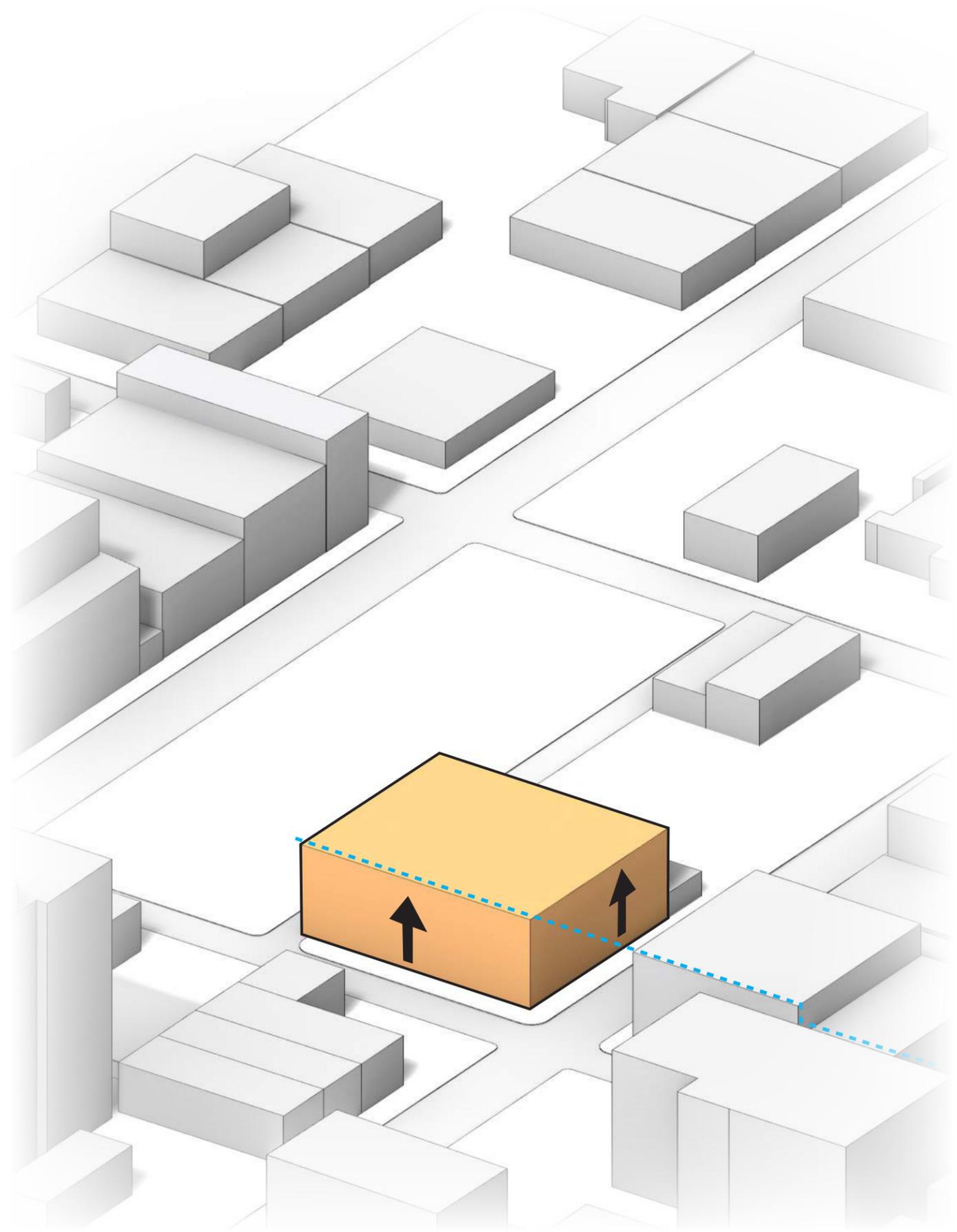
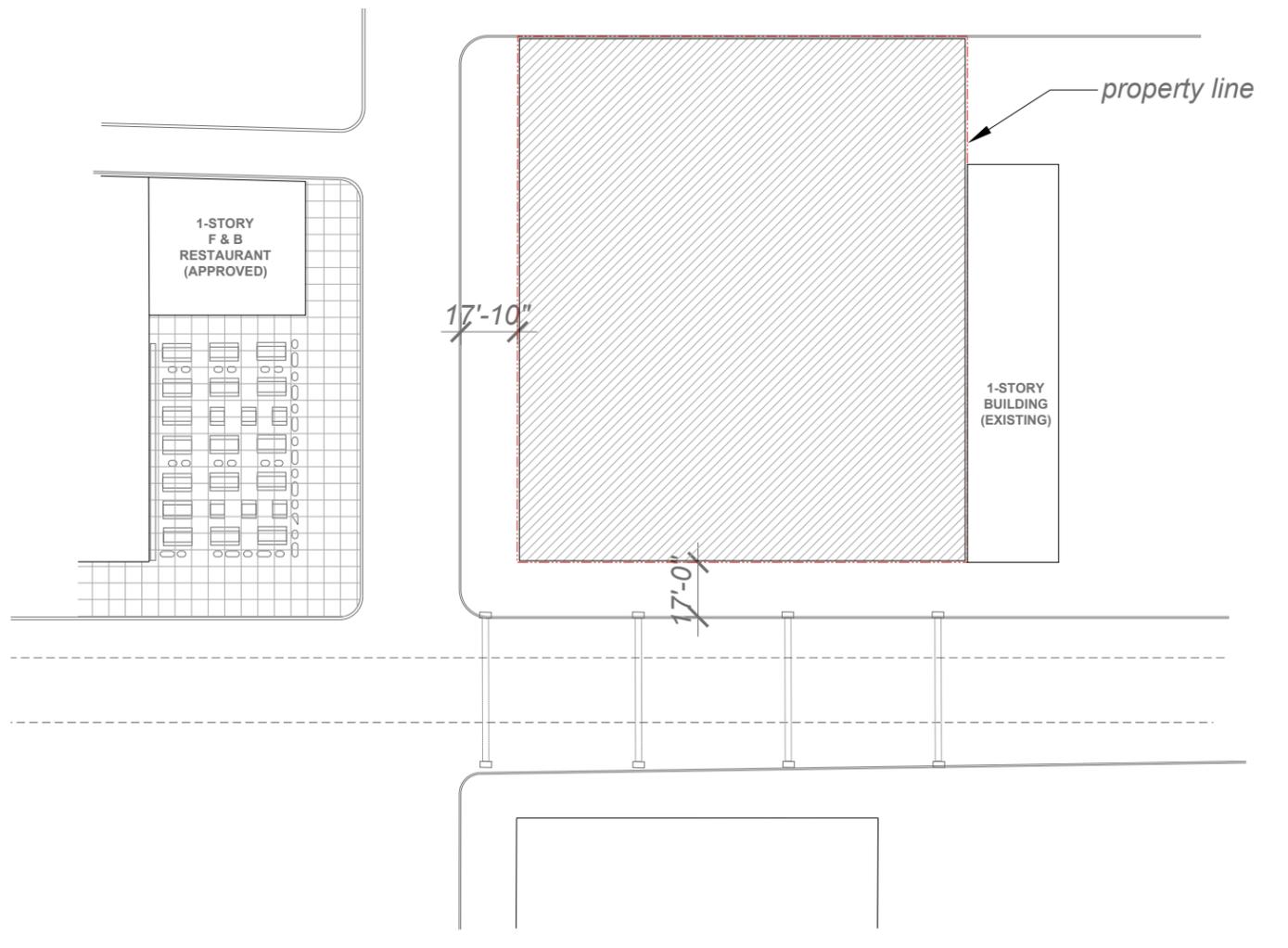
VICINITY MAP / SITE PHOTOS



01

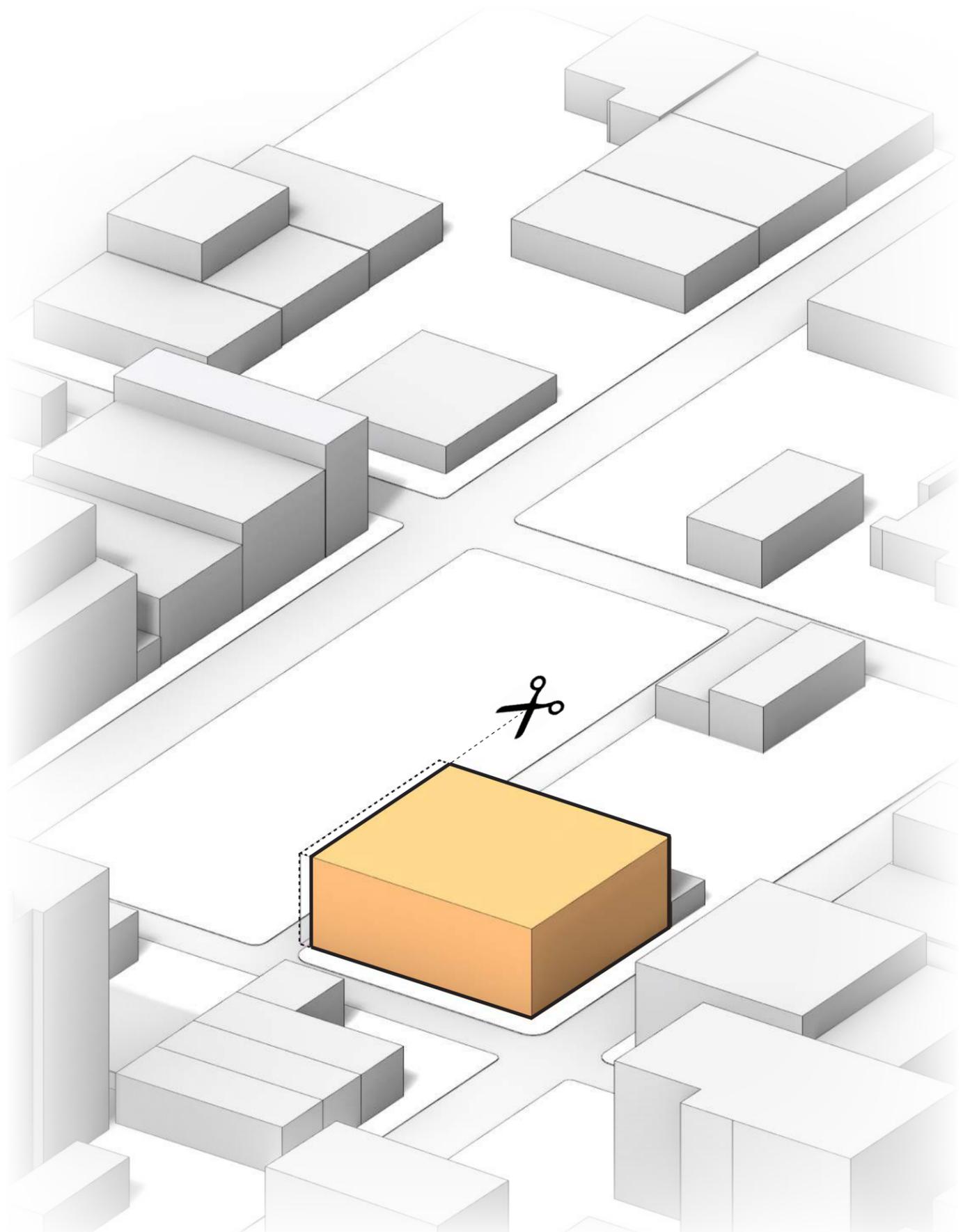
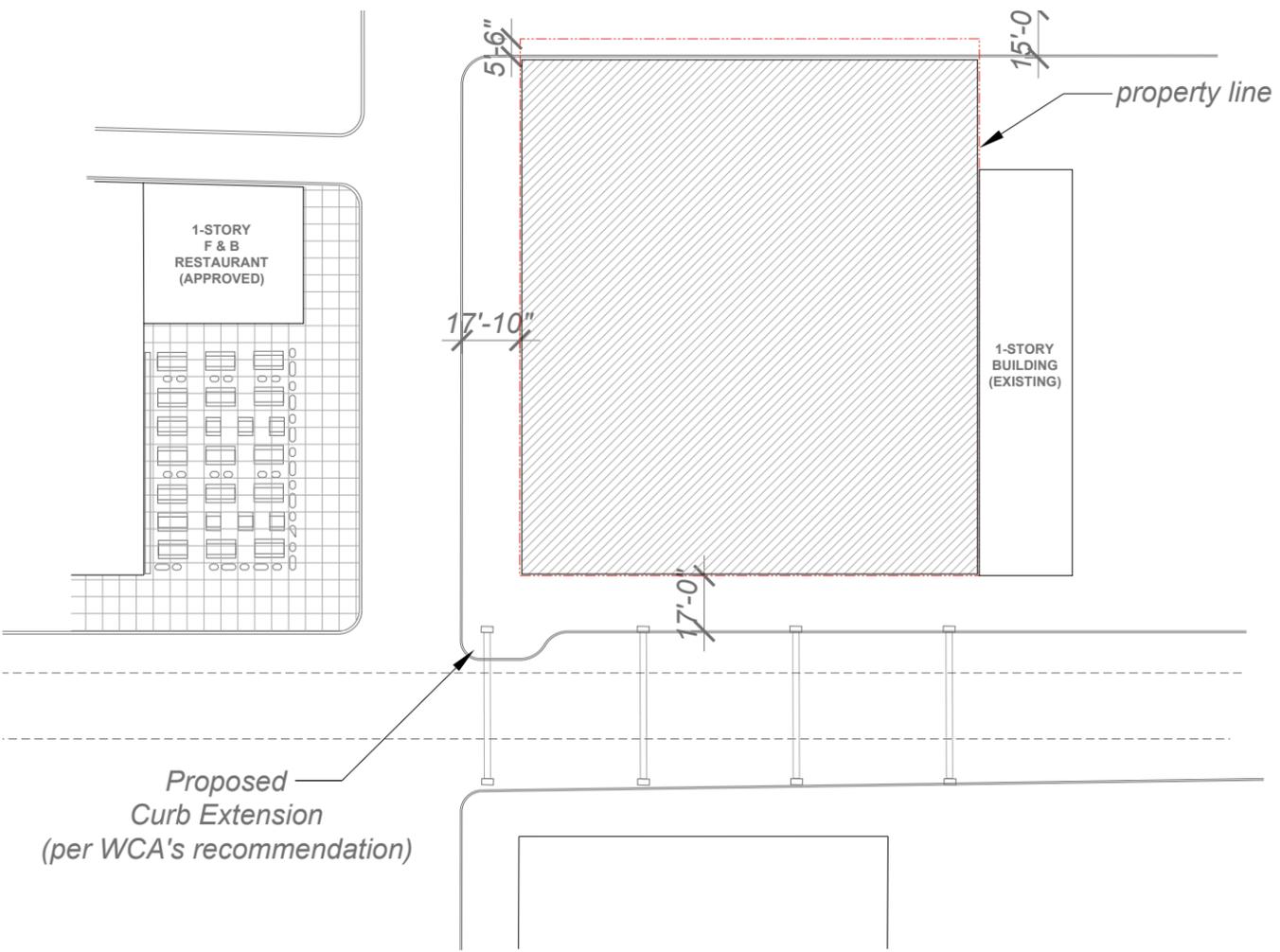
Podium

Podium Height align with context building across the Lake Street



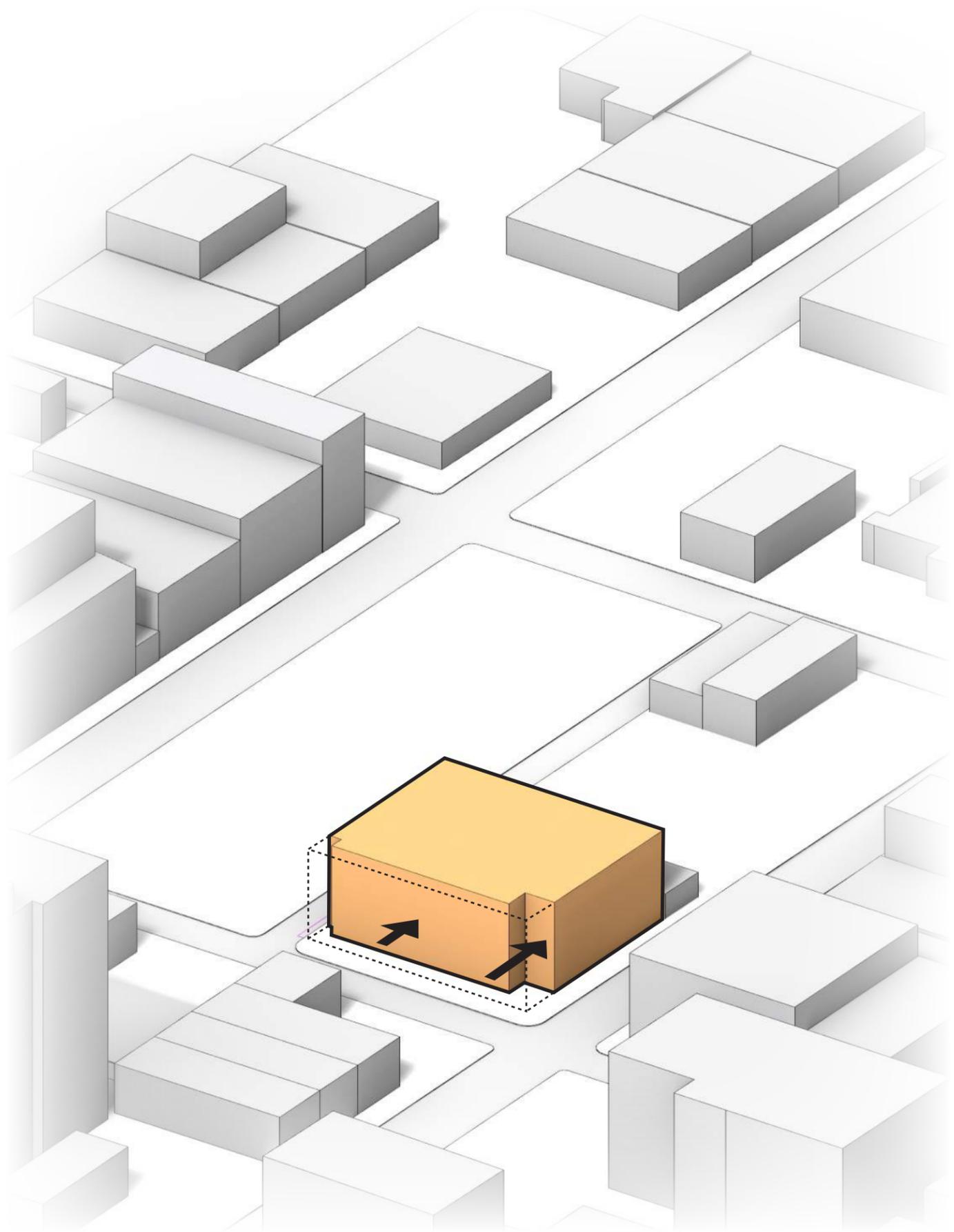
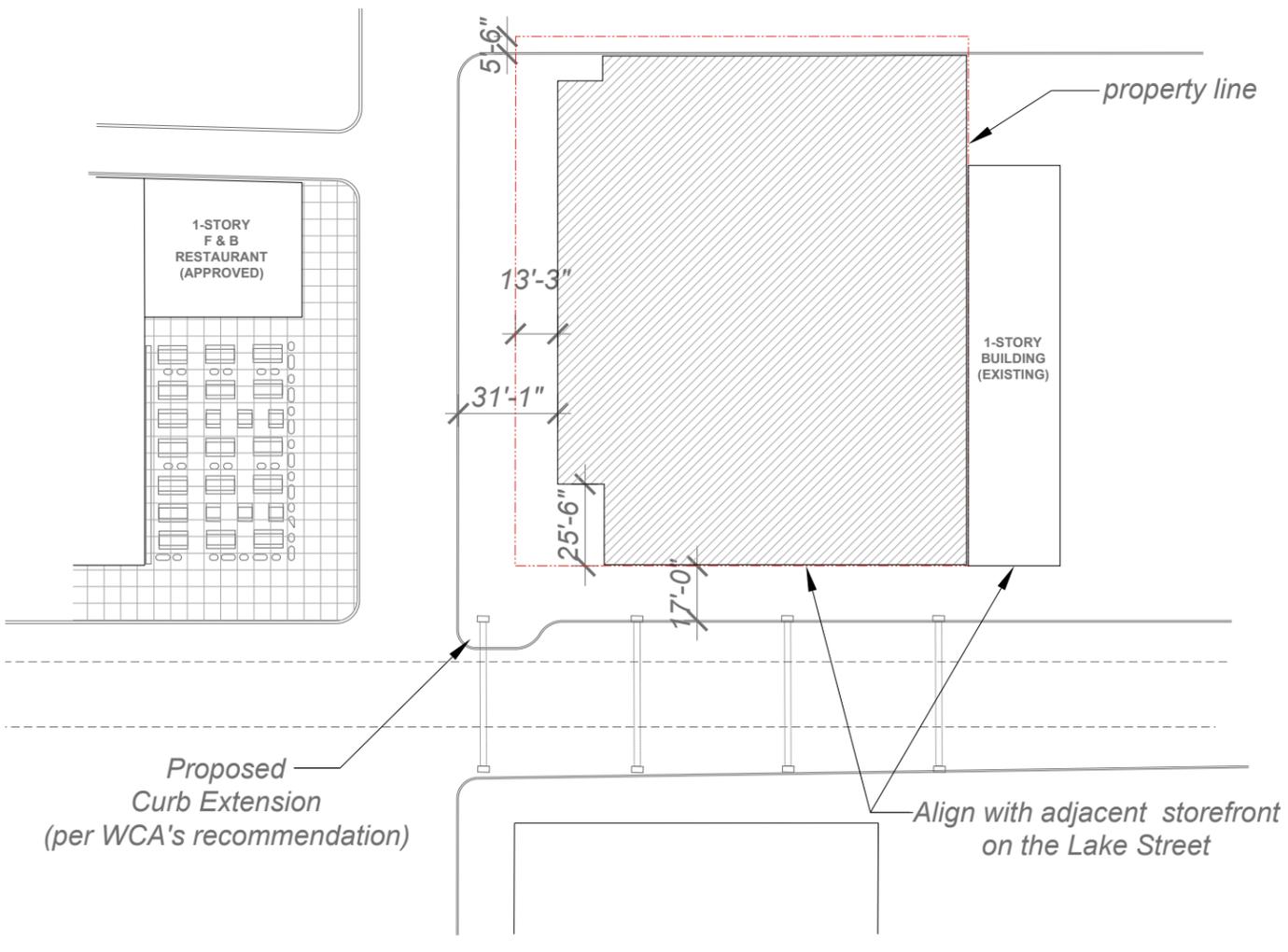
02 Setback on alley

To provide better service area / To get enough fire separation



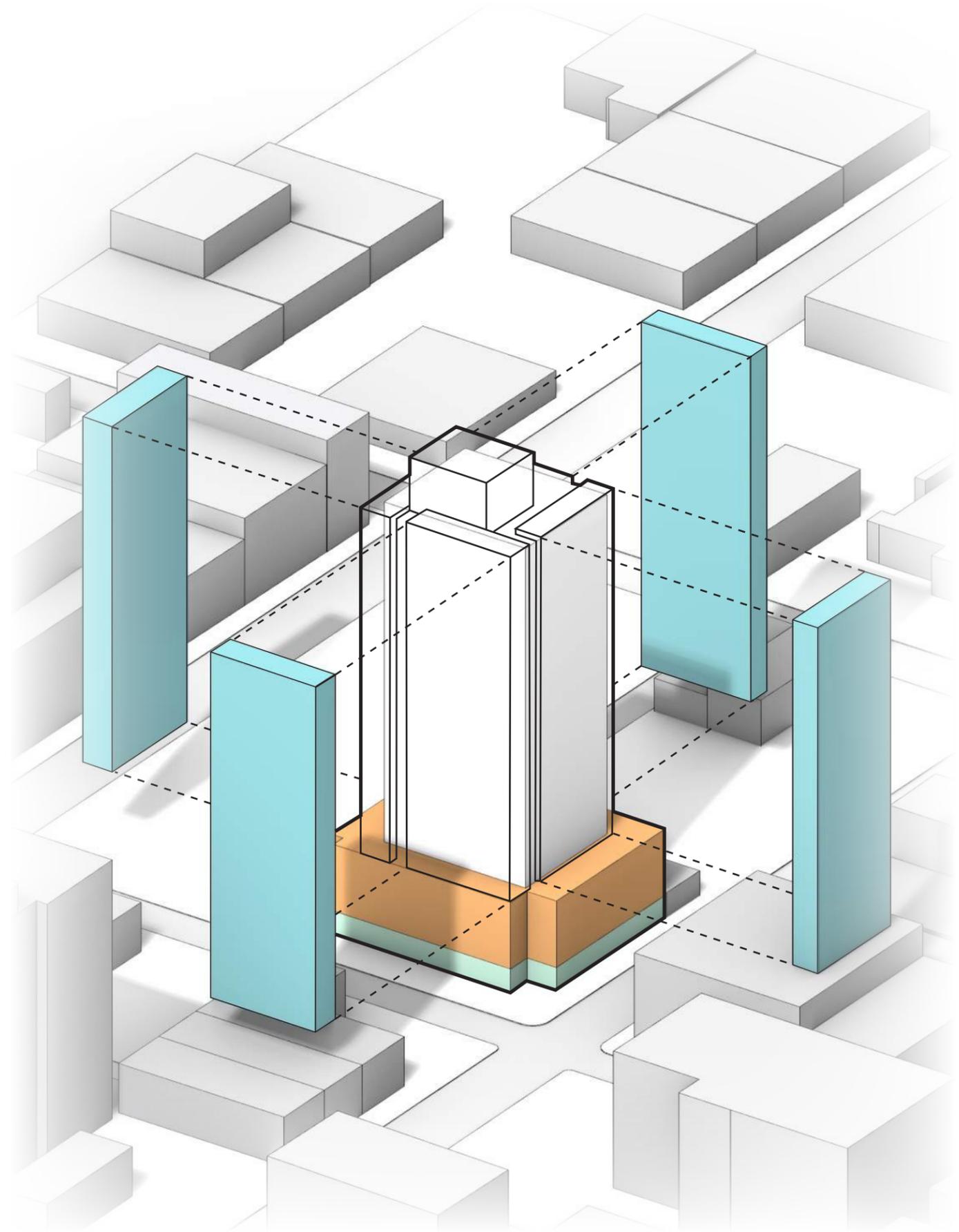
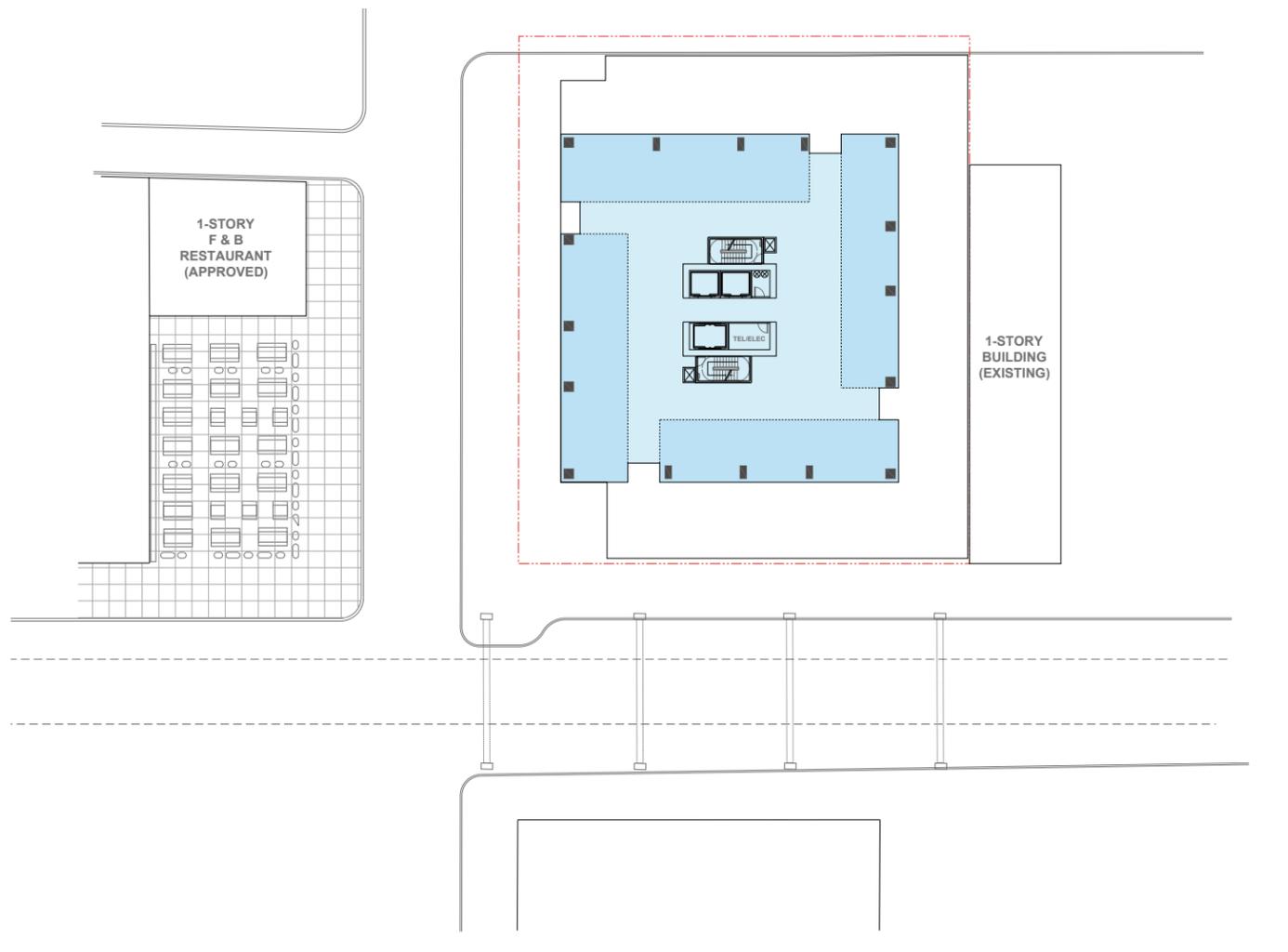
03 Setback on Ada Street

To provide public space

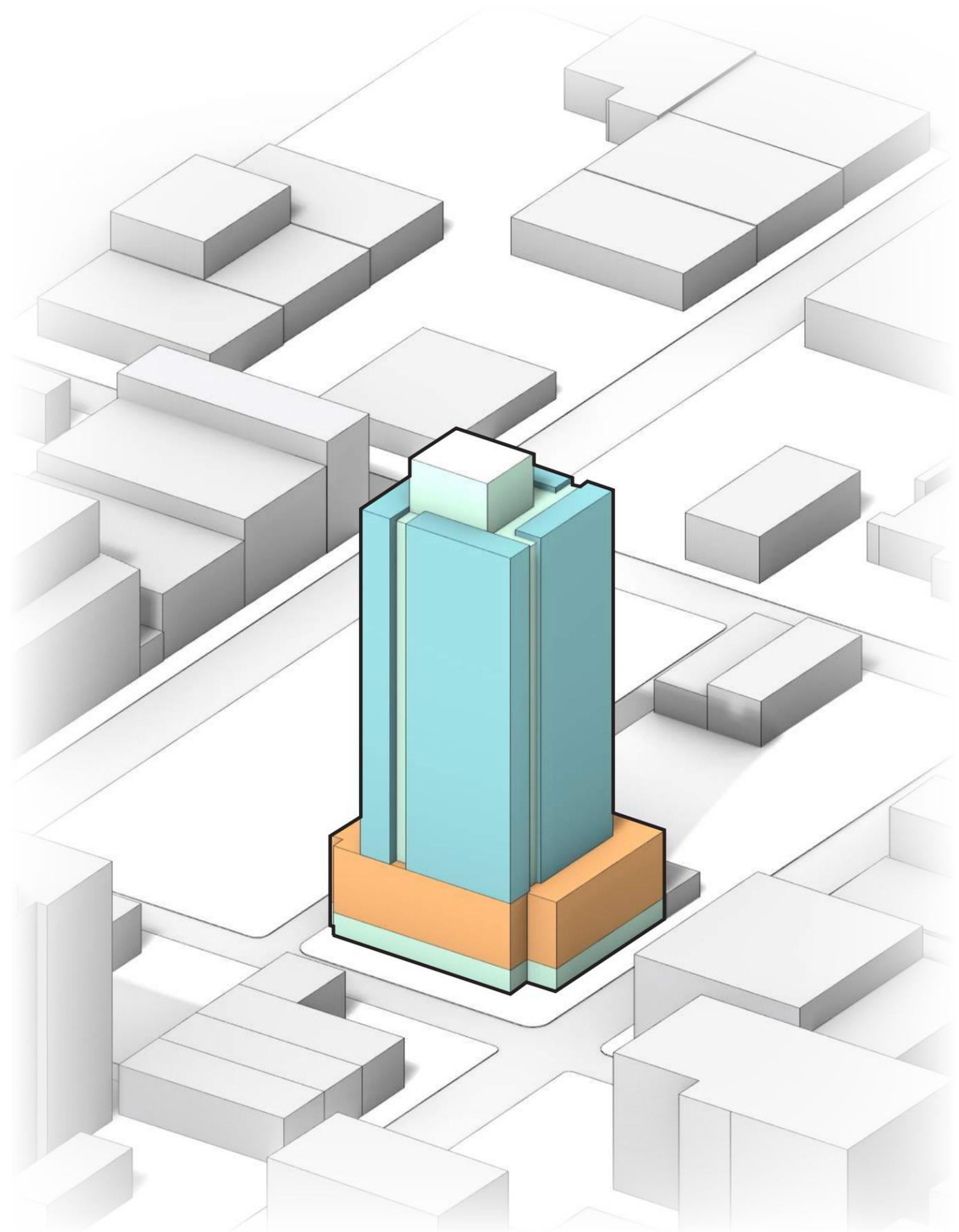
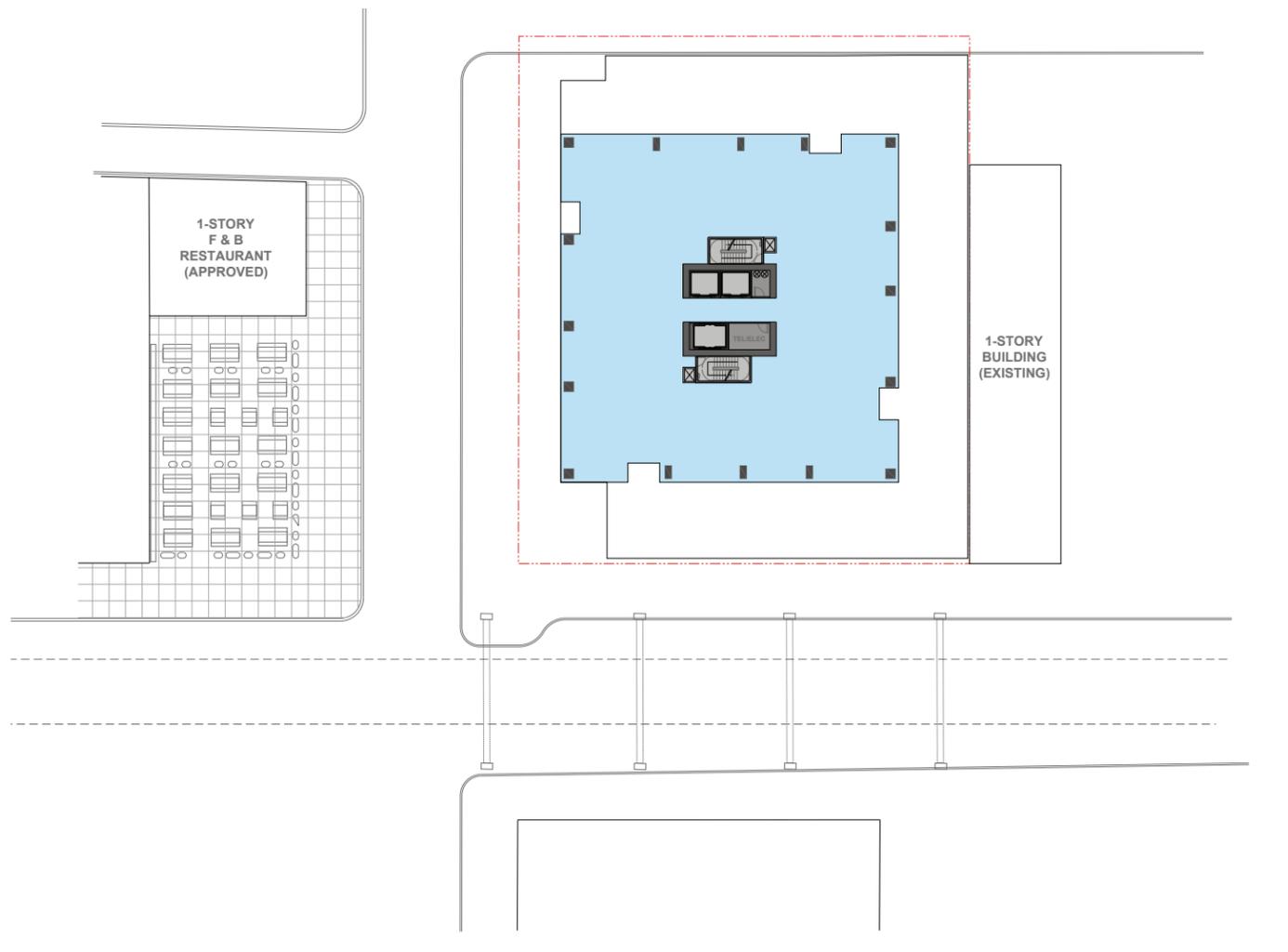


04 Breaking Up Tower Massing

Pin-Wheel Massing Configuration

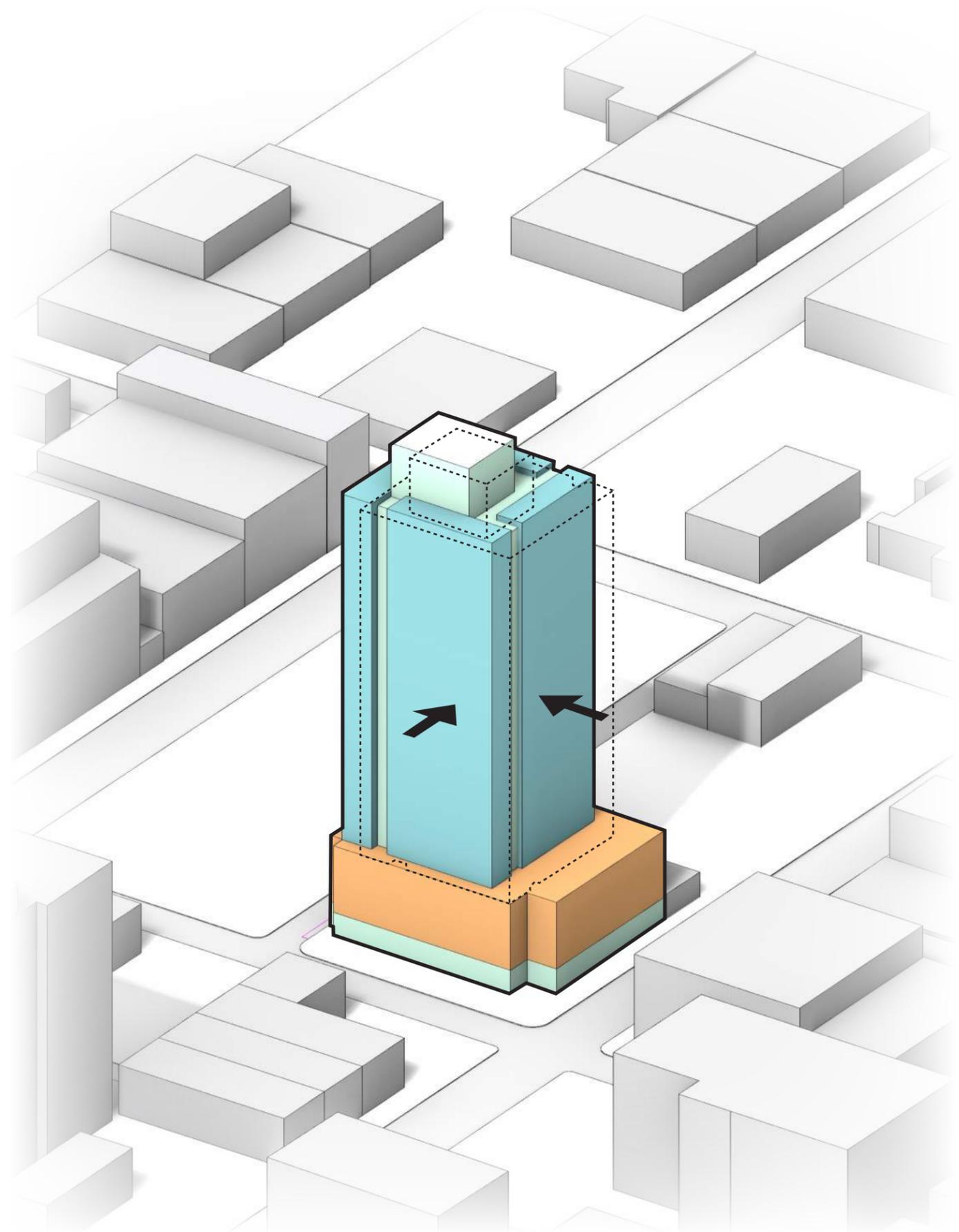
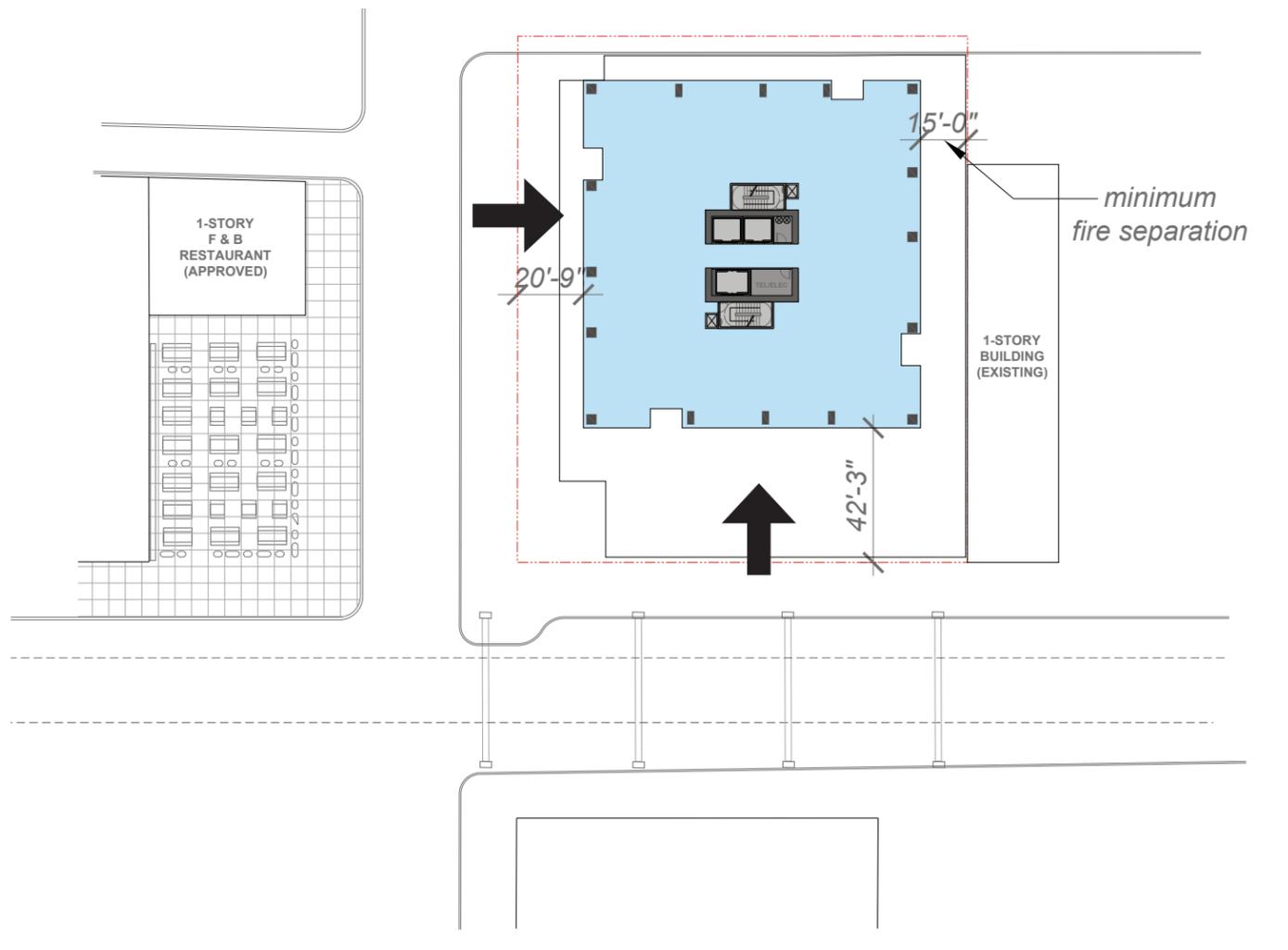


05 Tall & Slender Tower Expression



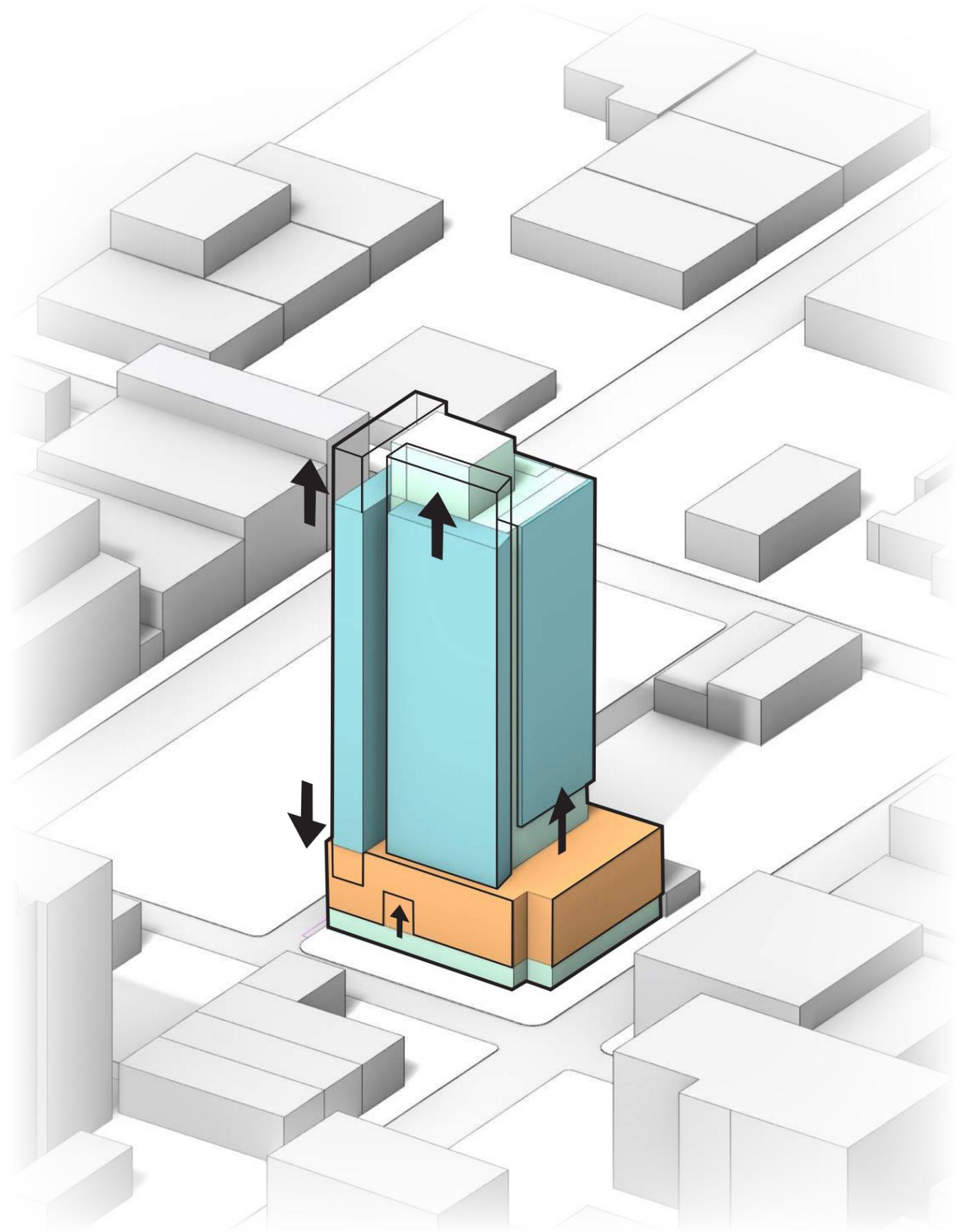
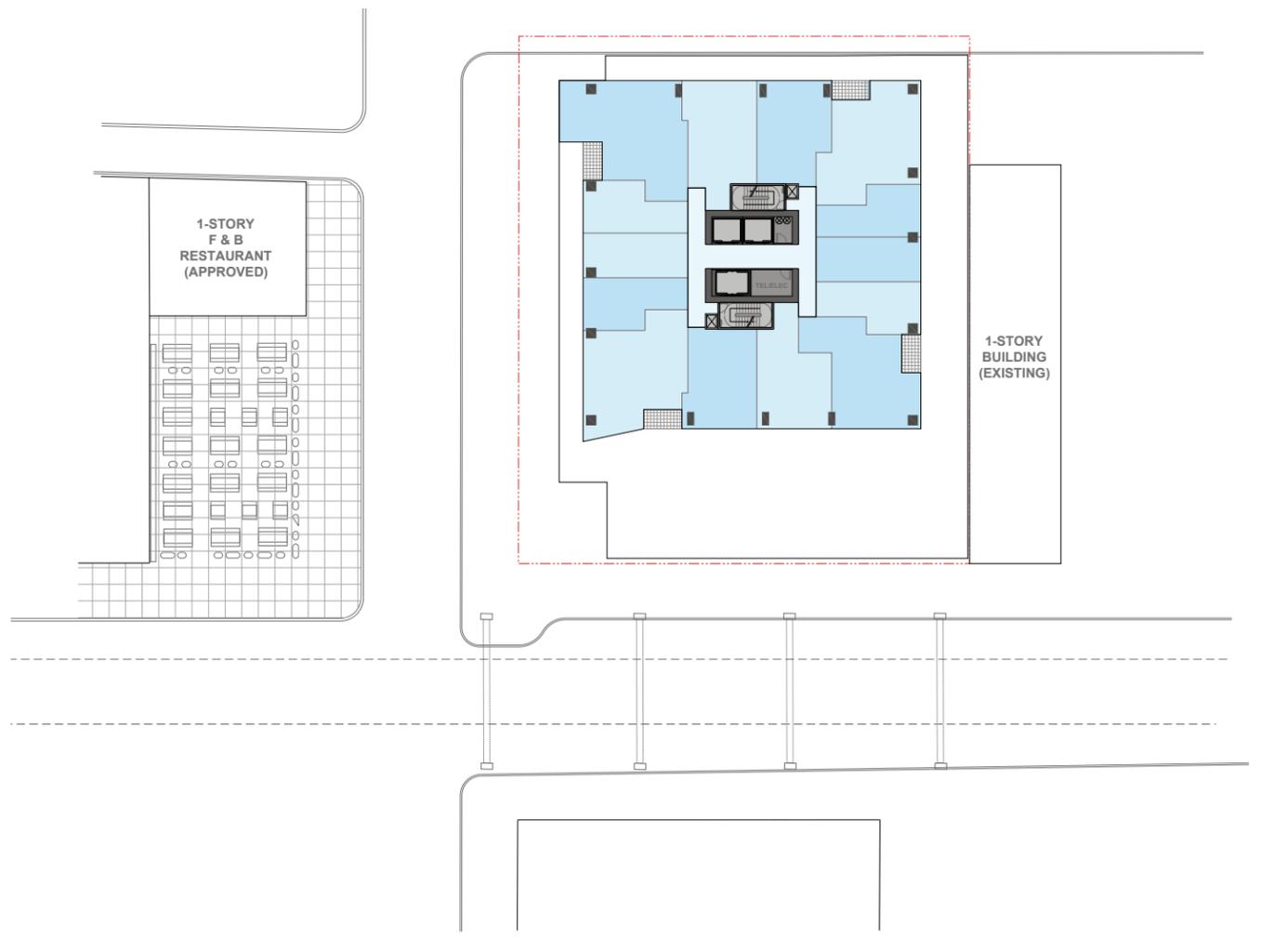
06 Move tower northeast

To Provide larger outdoor amenity deck / Away from train noise

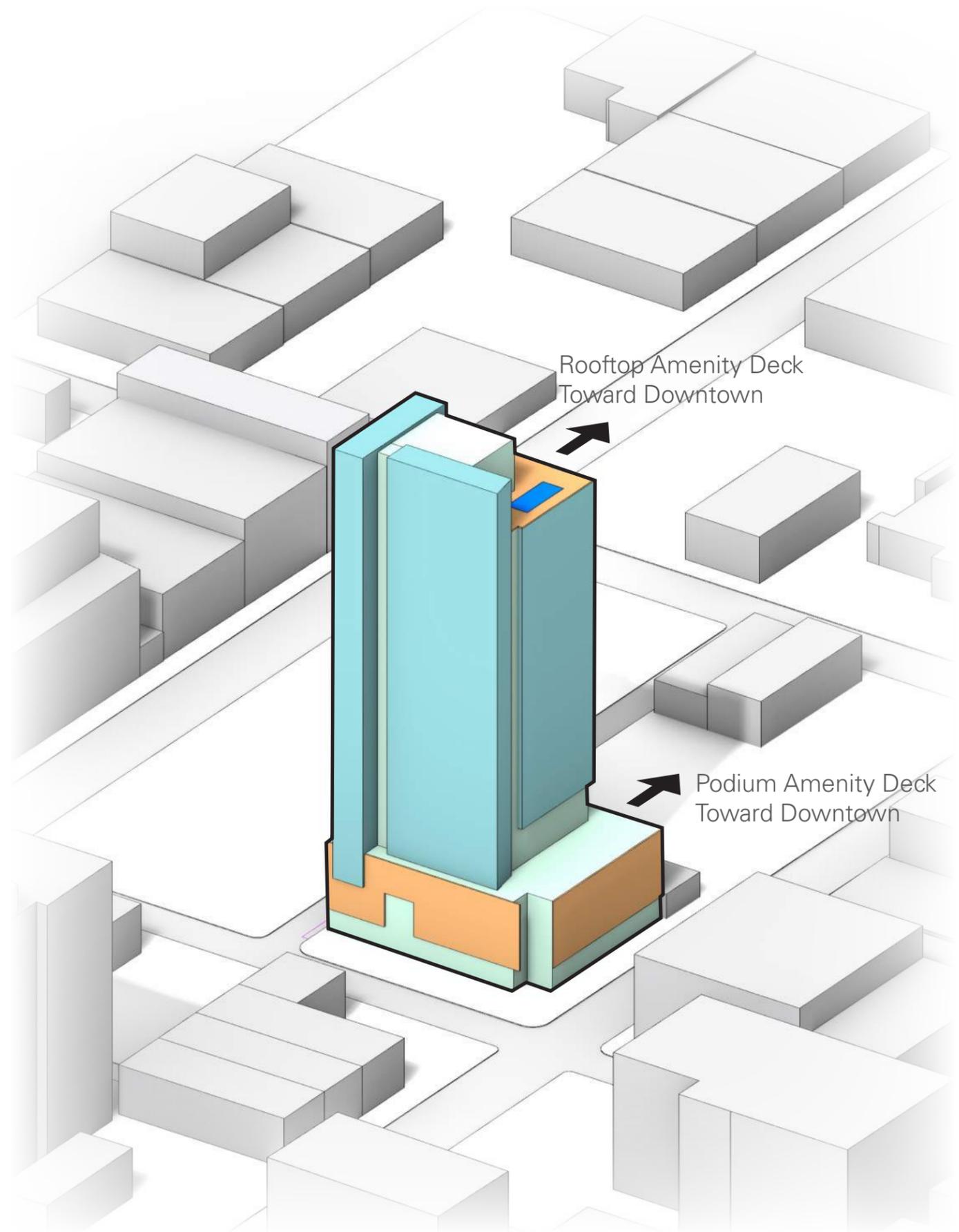


07 Slide Up

Slide bars vertically according to program

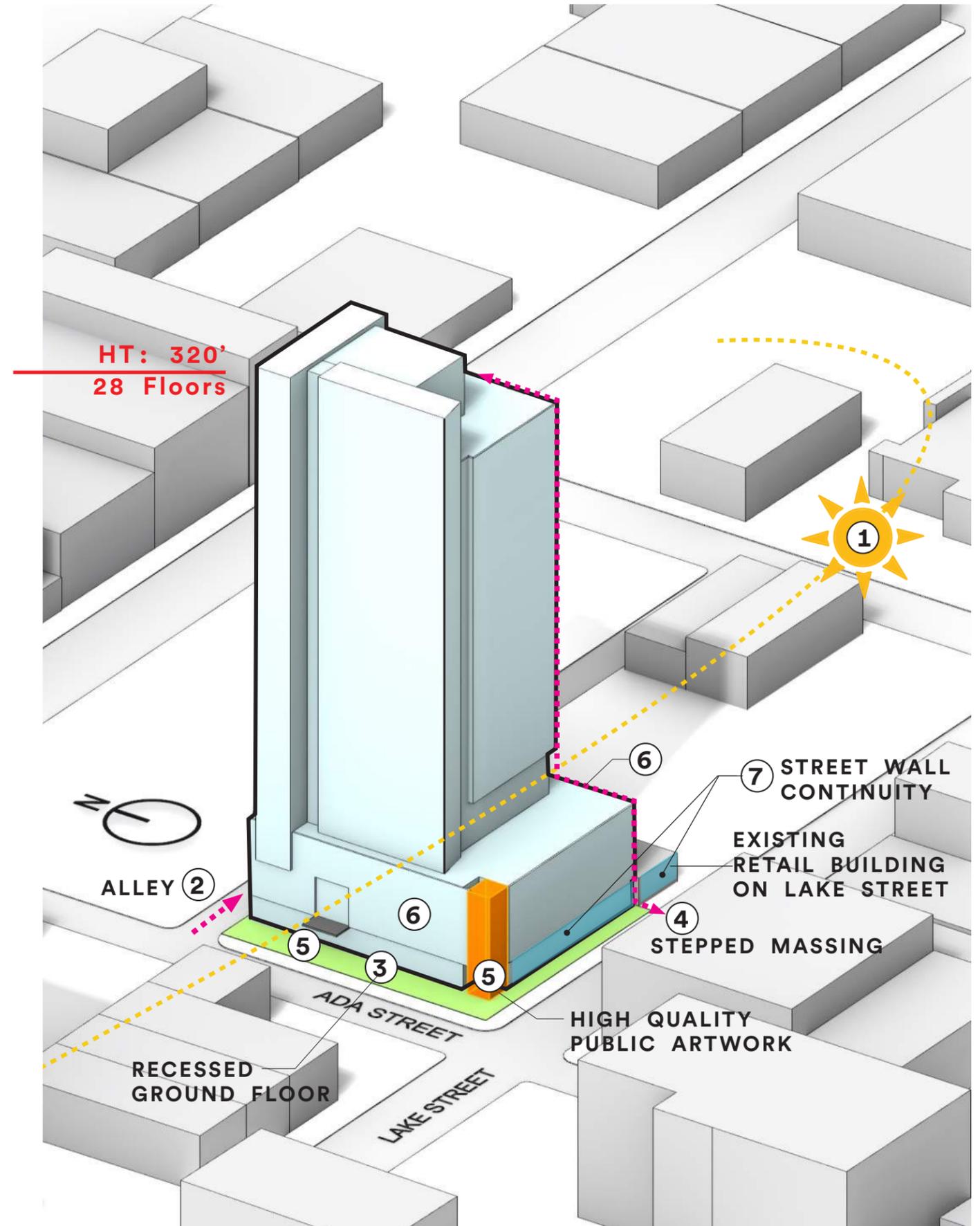


08 Final Massing



WEST LOOP DESIGN GUIDELINES

1. Designed as thin tower to allow more air, light & views
2. Parking garage & loading access from the alley
3. Ensure public access to high quality open space
4. Use a stepped approach to building design in order to transition between surrounding lower scale buildings
5. Encourage high quality and urban oriented architecture that activates the ground level with quality entrances, design character & canopies
6. Side yard facades treated with similar high quality materials as street fronting facades
7. Buildings should be aligned with neighboring buildings, abutting the sidewalk and close to one another



SITE CONTEXT PLAN

Proposed

P0	1300 W Carroll	418' & 514'
P1	Axis West	300'
P2	1201 W Fulton Market	34-story, 414'
P3	1234 W Randolph	42-story, 470'
P4	City Technology Center	18-story, 330'
P5	19 N May St.	18-story, 240'
P6	375 N Morgan	10-story,
P7	900 W Fulton Market	11-story,
P8	800 W Lake	21-story,

Approved

A0	1353 W Fulton	28-story, 310'
A1	160 N Elizabeth	27-story, 293'
A2	1200 W Carroll	14-story, 227'
A3	1201 W Washington	19-story, 213'
A4	1150 W Lake	11-story,
A5	1123-57 W Lake	33-story, 330'
A6	210 N Aberdeen	21-story,
A7	166 N Aberdeen	20-story, 220'
A8	1000 W Carroll	18-story, 288'
A9	360 N Green	26-story, 399'
A10	330 N Green	20-story, 267'
A11	Bridgford Food Redvp	17-story,
A12	725 W Randolph	550'

Under Construction

C1	Evo Union Park Apt.	11-story,
C2	1200 W Carroll Ave	14-story, 227'
C3	Fulton Labs	16-story,
C4	1100 W Fulton Market	05-story,
C5	318 N Carpenter	08-story, 100'
C6	1043 W Fulton Market	12-story,
C7	160 N Morgan	32-story, 380'
C8	345 N Morgan	11-story, 178'
C9	310 N Peoria	05-story,
C10	906 W Randolph	43-story, 495'



- Proposed
- Approved
- Under Construction
- 1338 W Lake

CONTEXT AERIAL -Southwest

Proposed

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1338 W Lake

- Proposed
- Approved
- Under Construction
- 1338 W Lake

CONTEXT AERIAL -Northeast

Proposed

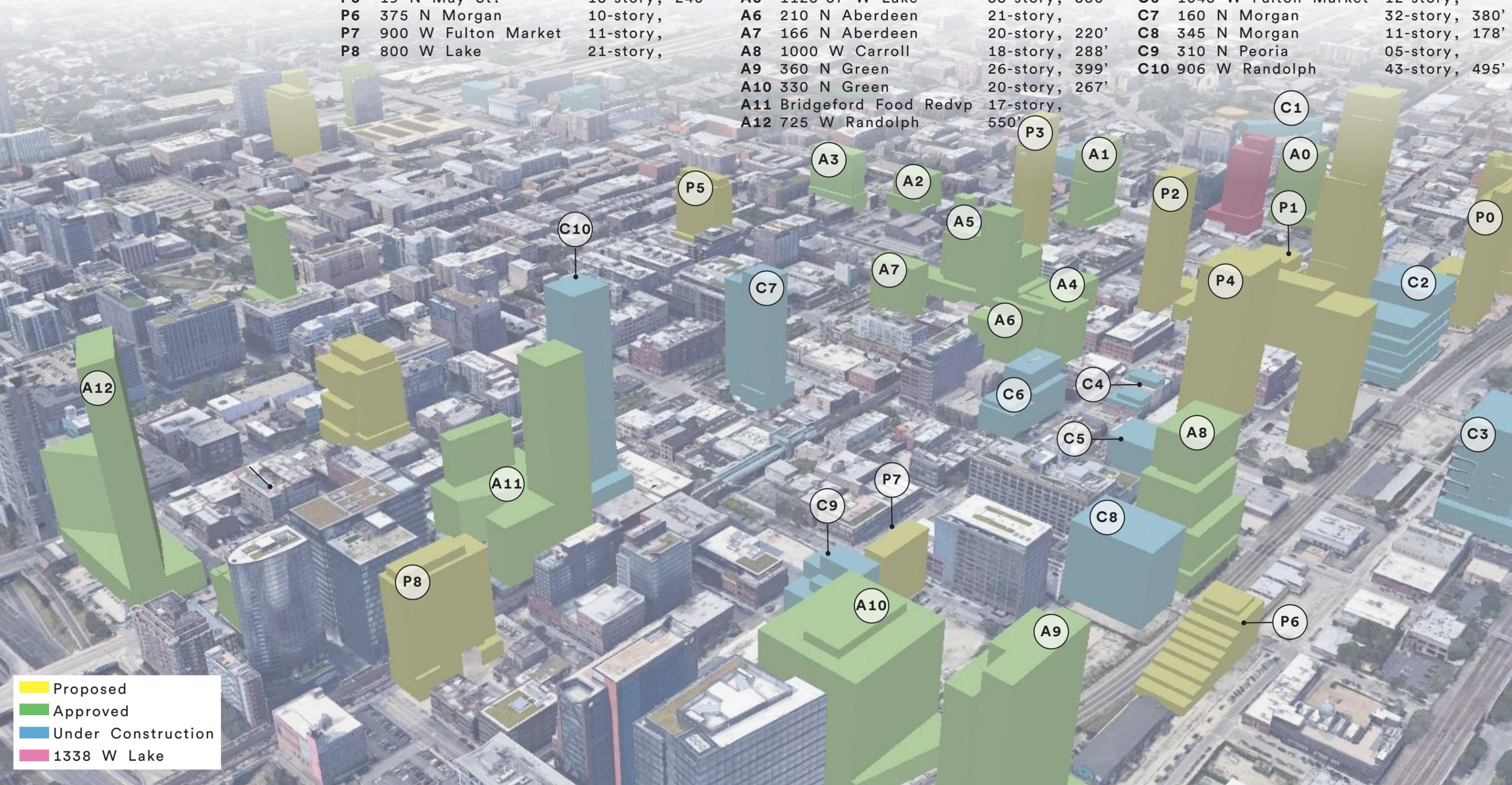
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- 1338 W Lake

SITE PLAN

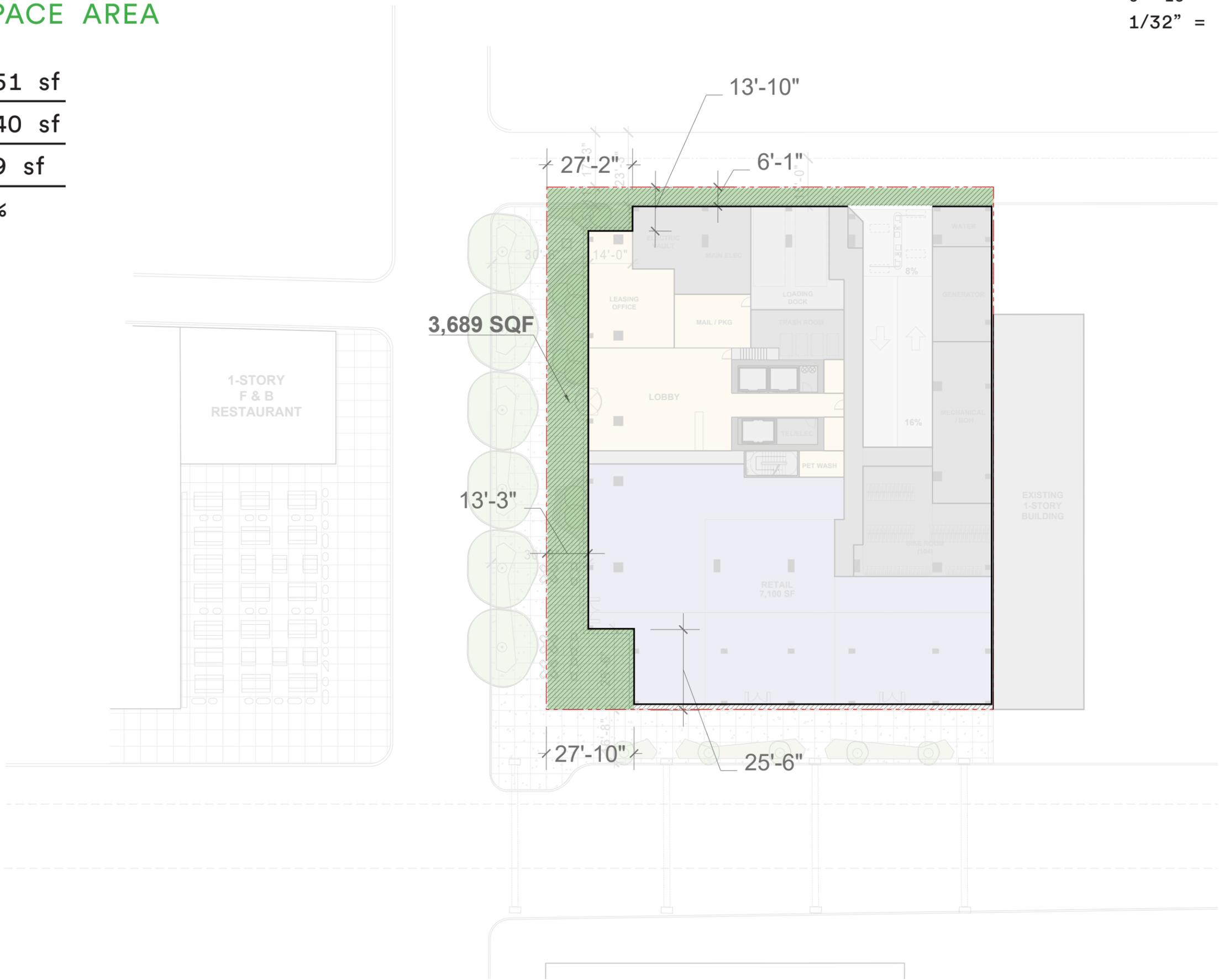
0' 16' 32'
1/32" = 1'-0"



GROUND FLOOR OPEN SPACE AREA

GROUND LEVEL GSF	19,651 sf
LOT AREA	23,340 sf
OPEN SPACE AREA	3,689 sf
OPEN SPACE RATIO	15.8%

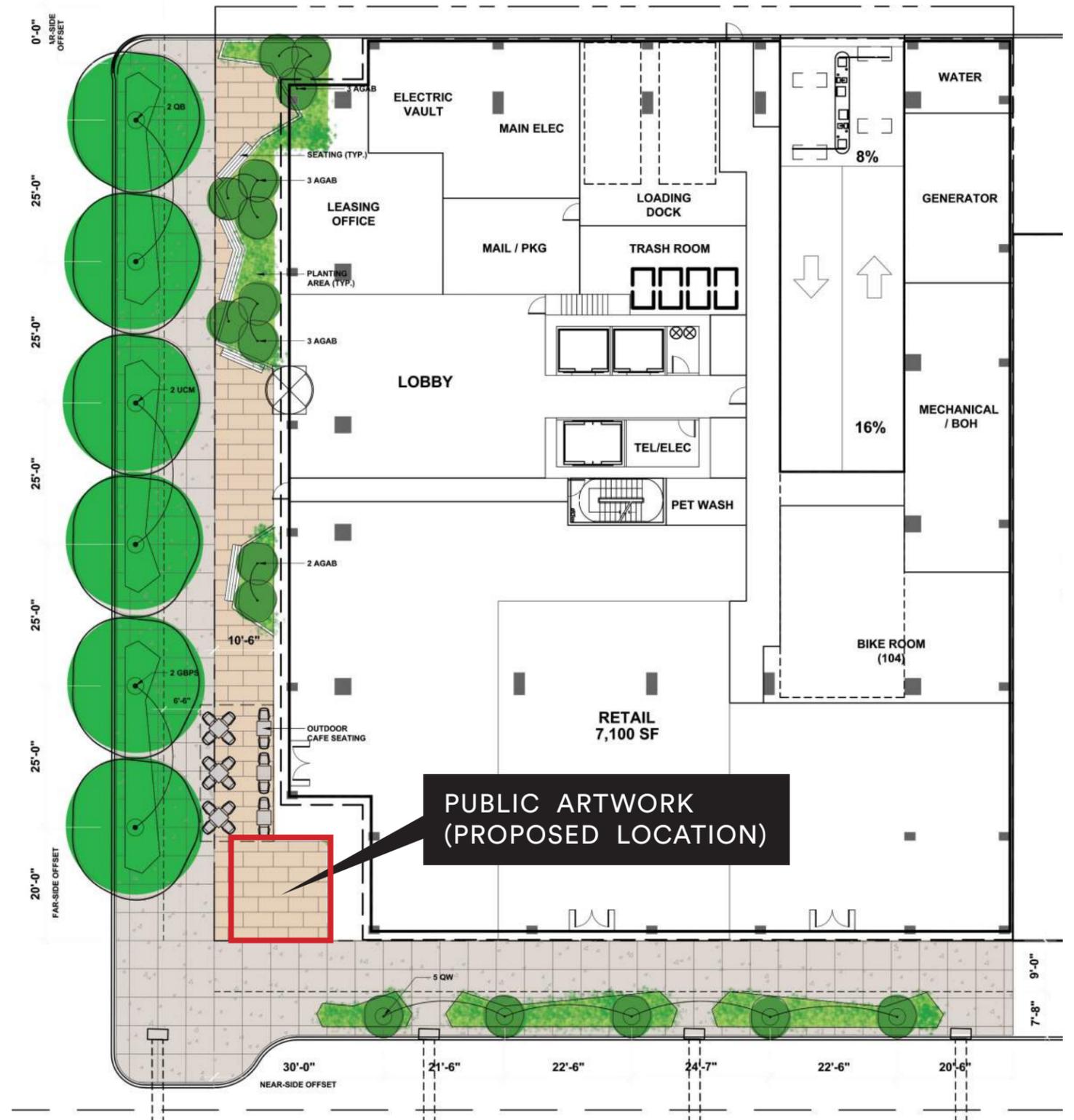
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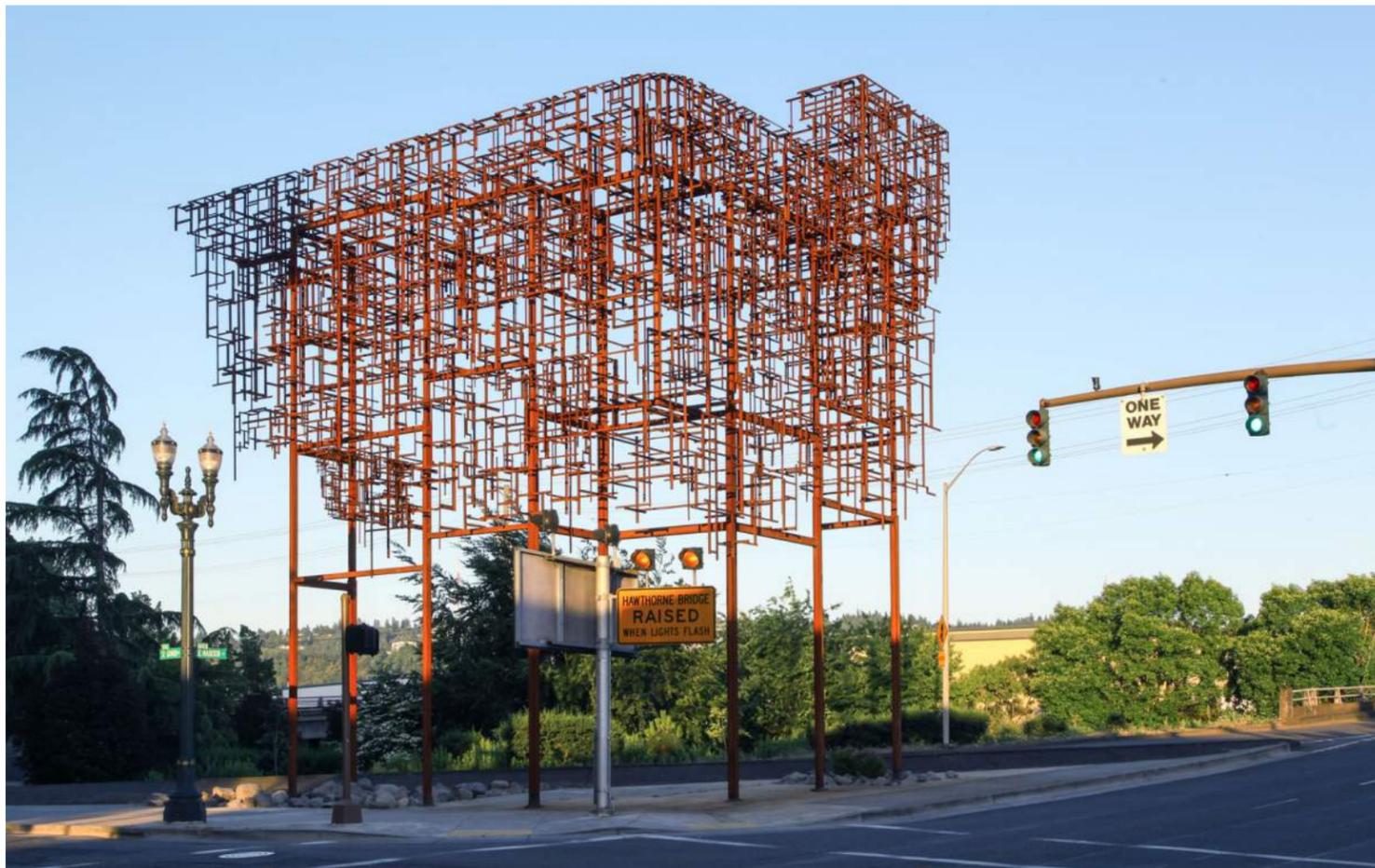
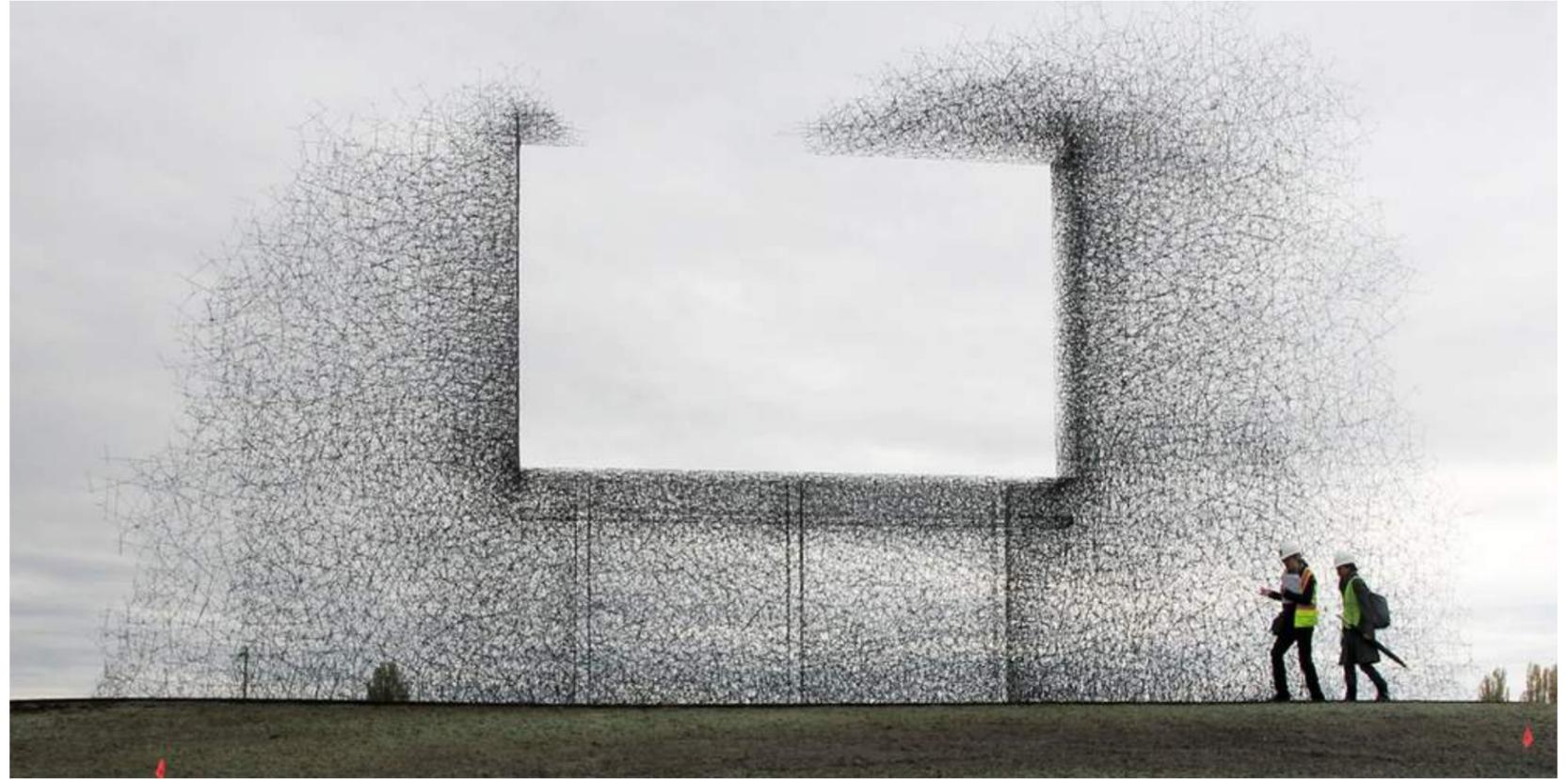
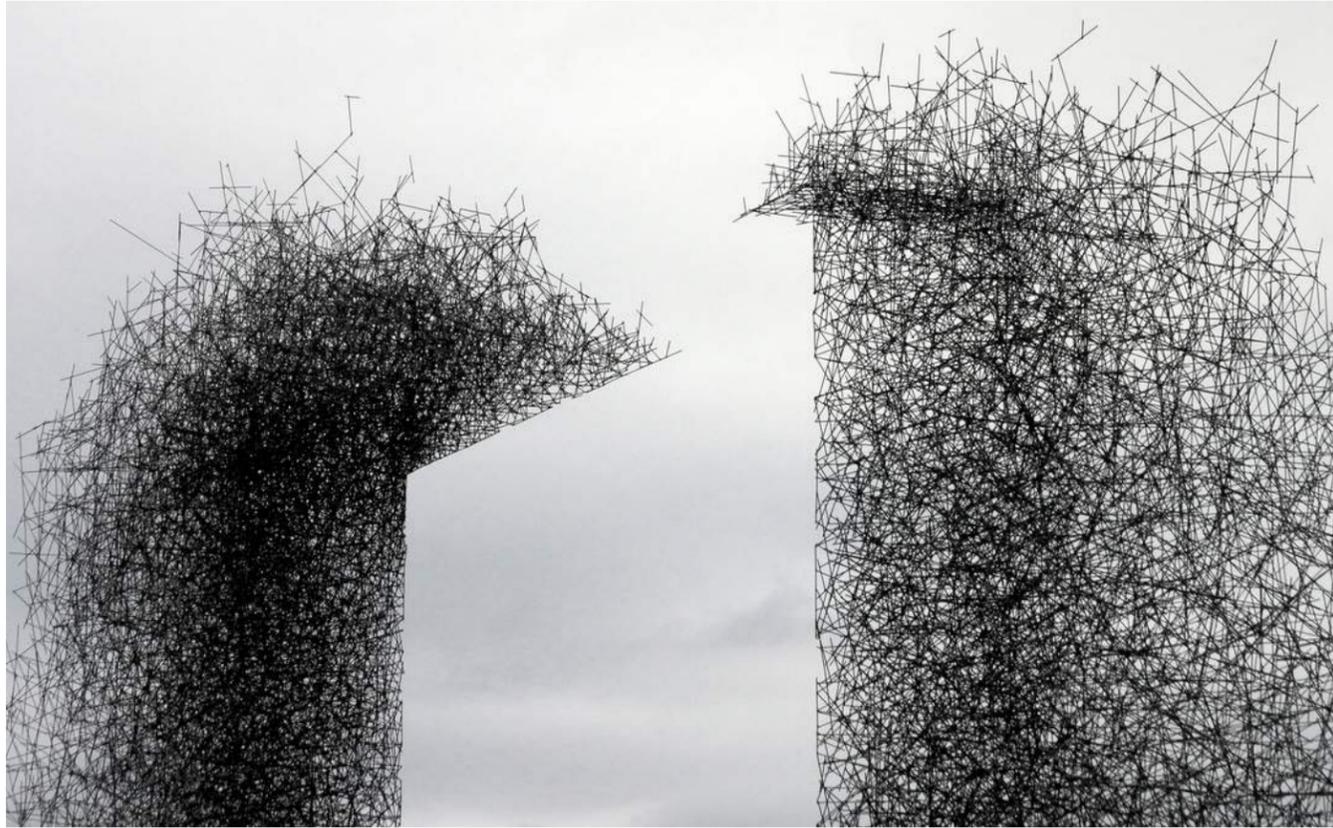
STREETSCAPE CONCEPT

The concept along North Ada Street is to create a streetscape environment that not only complies with the Chicago Landscape Ordinance but also create much needed open space contained which is located within the building setback area. The irregular shaped planters will create a winding pathway along the street and give the perception of meandering through an urban garden. The setback space will be a combination of planting areas, seating area and possible artwork locations at the corners of the building. It also creates the opportunity for a restaurant operator to have an outdoor café area. The streetscape planters along Ada will have deciduous trees at 25'-0" on-center as required and will have complementary planting for the understory areas.

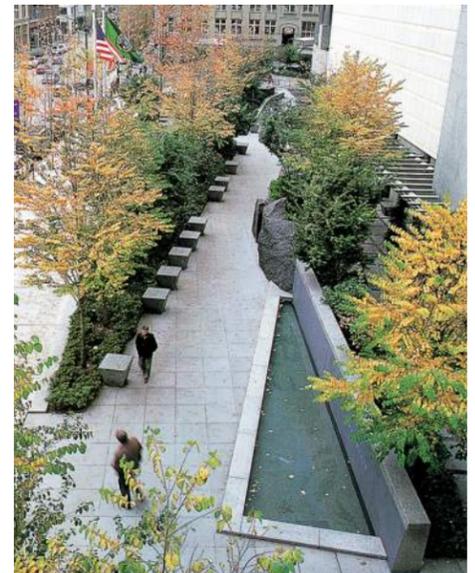
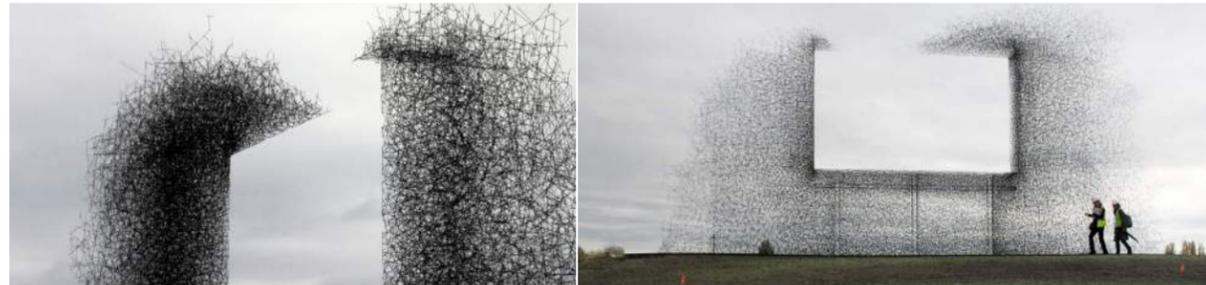
Along West Lake Street, with the 'L' structure overhead, the tree planters mimic the planters on North Ada Street and are spaced evenly on-center, falling within the 'L' structure spacing. The choice of tree material is that of narrow, upright trees like Kindred Spirit Oaks or similar. The understory planting will be similar in nature to that of North Ada Street.



PUBLIC ARTWORK REFERENCE - LEAD PENCIL STUDIO



STREETScape PRECEDENT IMAGES



PLANTING PALETTE - TREES & GROUND PLANE

STREET TREES



GROUNDPLANE



Smooth Hydrangea, Variegated Red Twig Dogwood, Cheyenne Sky Switchgrass, Prairie Dropseed, Dark Towers Penstemon, Bradbury Monarda, Windy City Allium, Purple Sensation Allium Bulbs, Daffodil Bulbs



* PROPOSED BUILDING INTEGRATED
ARTWORK DESIGN AND EXTENT
IN PROGRESS WITH ARTIST

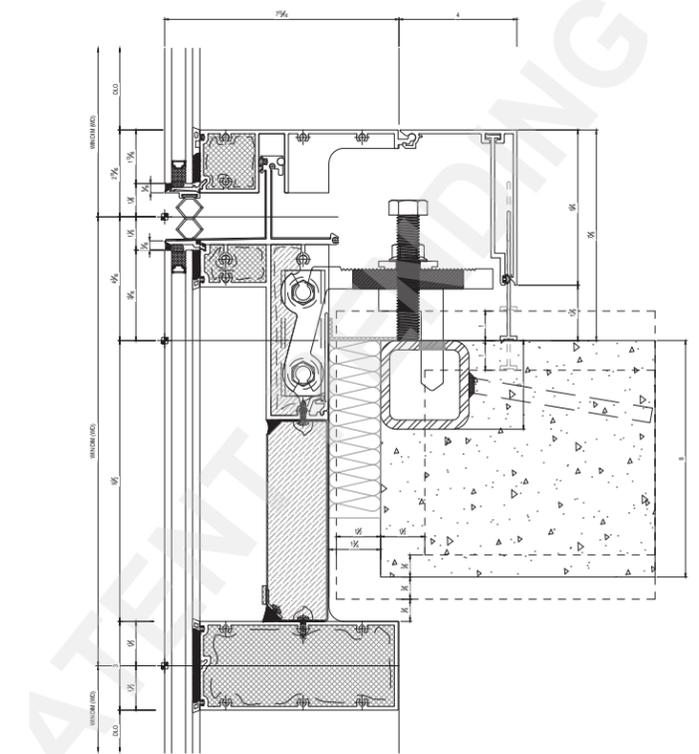






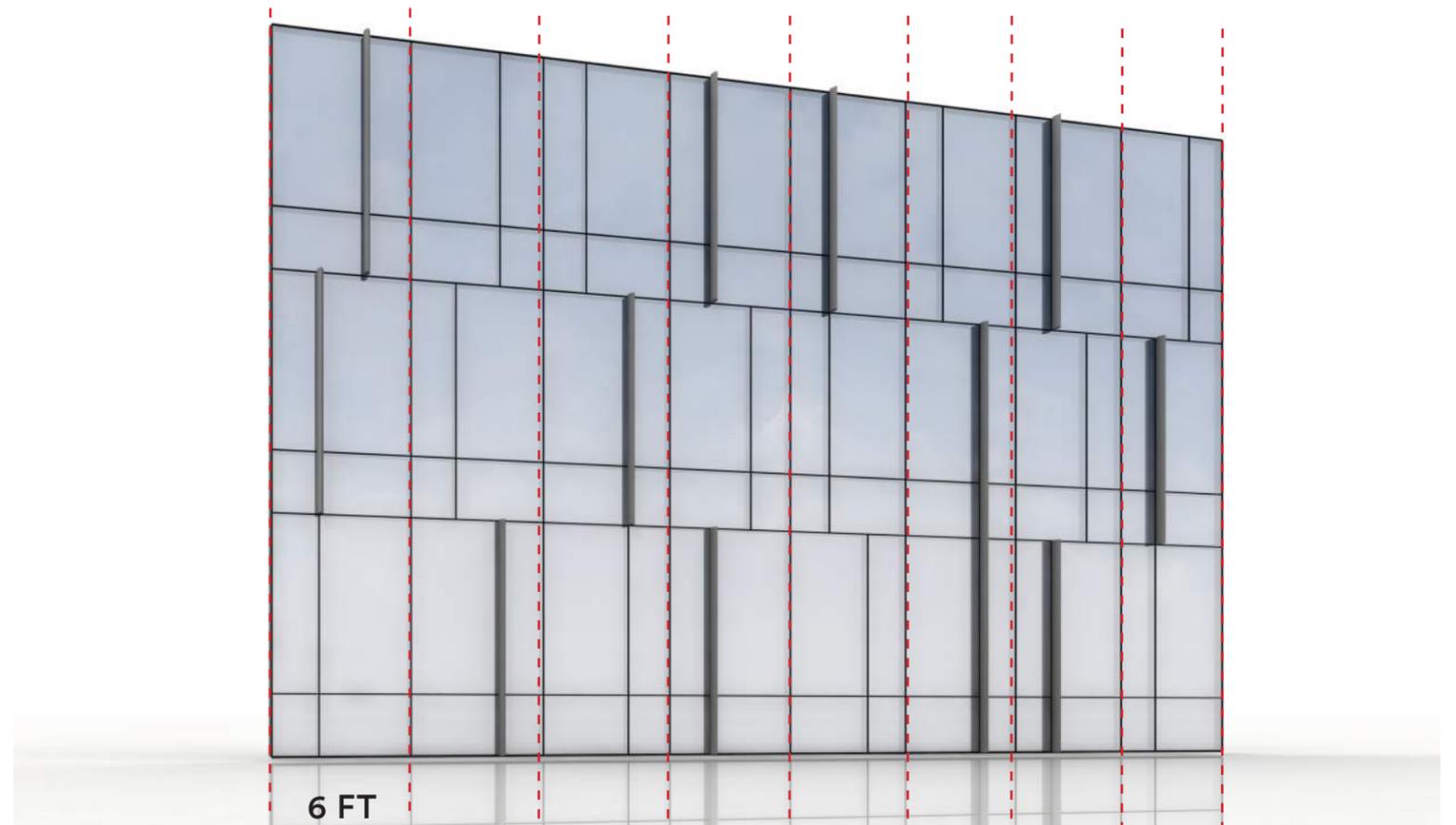
* PROPOSED BUILDING INTEGRATED
ARTWORK DESIGN AND EXTENT
IN PROGRESS WITH ARTIST

INNOVATIVE HIGH QUALITY DESIGN FOR TOWER - FLUSH SLAB EDGE WINDOW WALL



TYPICAL SLAB EDGE / PANEL JOINT SECTION DETAIL

INNOVATIVE HIGH QUALITY DESIGN FOR TOWER - TEXTURED WITH VERTICAL ALUMINUM FINNS



INNOVATIVE HIGH QUALITY DESIGN FOR PODIUM - METAL PANEL WITH INTEGRATED LIGHTING



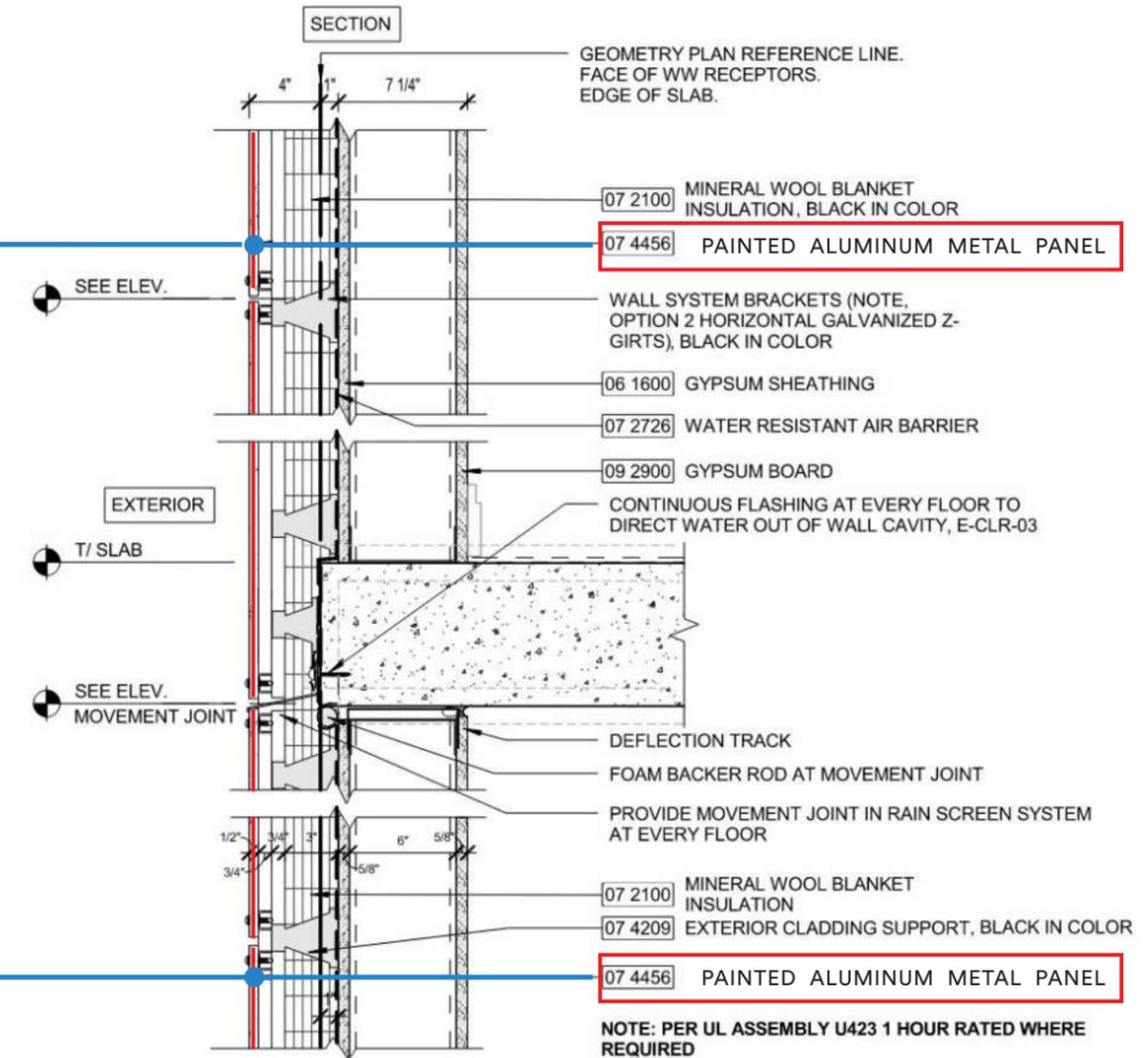
HERRMANN
home of technology

SOUND ABSORPTION MATERIAL REFERENCE - ACM METAL PANEL

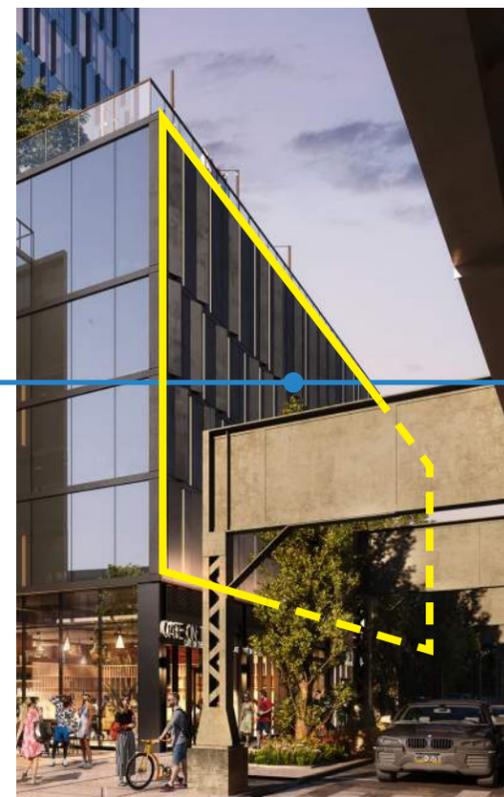
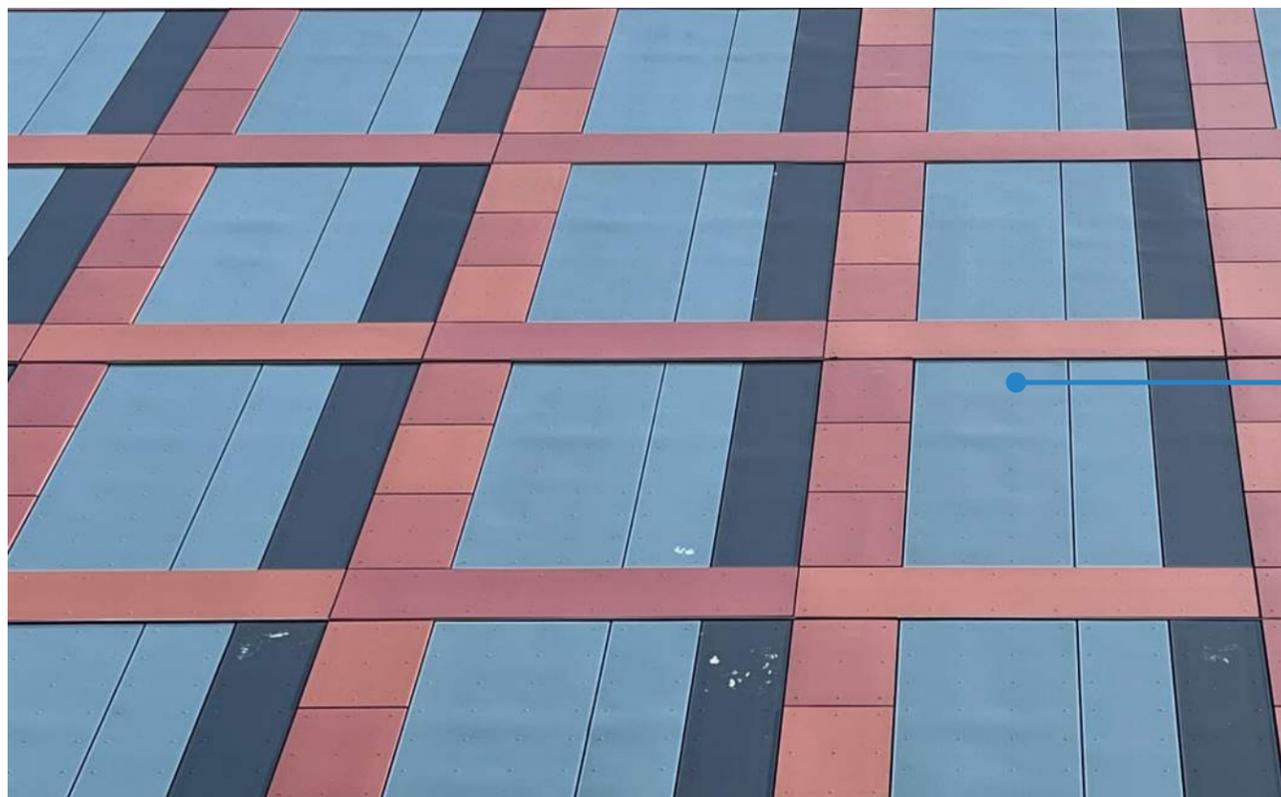


“ELEVATE” PROJECT

- *AT N LINCOLN AVE & W ALTGELD ST.
- *NEXT TO ELEVATED TRAINS



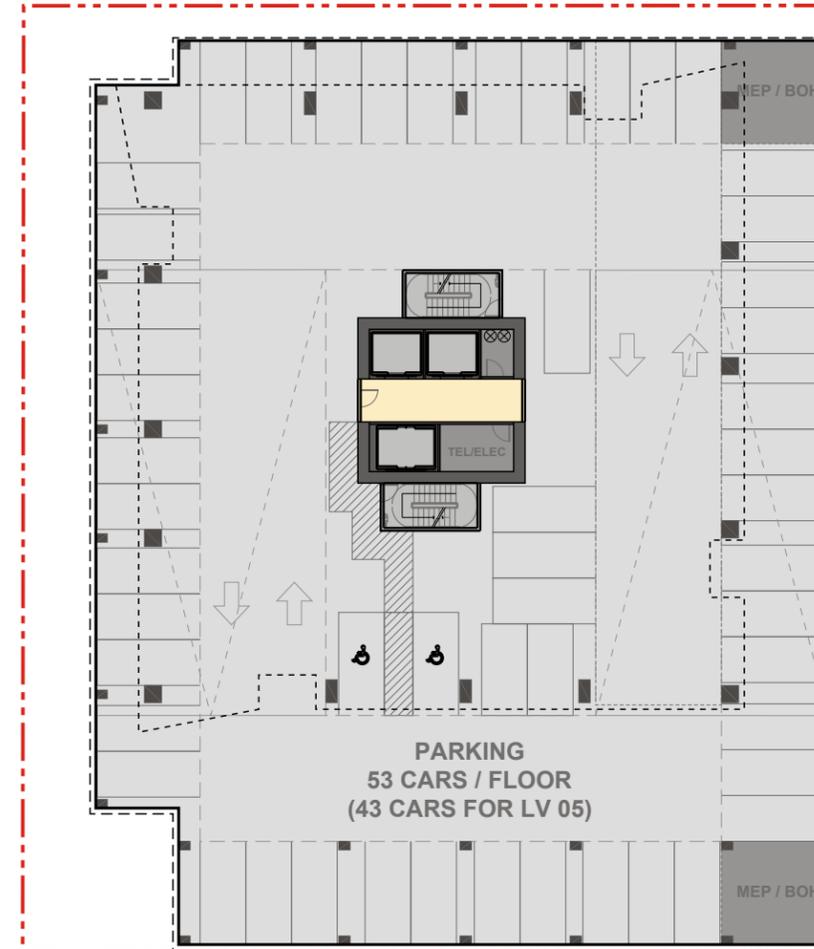
TYPICAL WALL SECTION





* PROPOSED BUILDING INTEGRATED
ARTWORK DESIGN AND EXTENT
IN PROGRESS WITH ARTIST

PARKING PLAN



TYPICAL PARKING

LEVELS 02-05
53 SPACES / FLOOR
(43 SPACES FOR LEVEL 05)

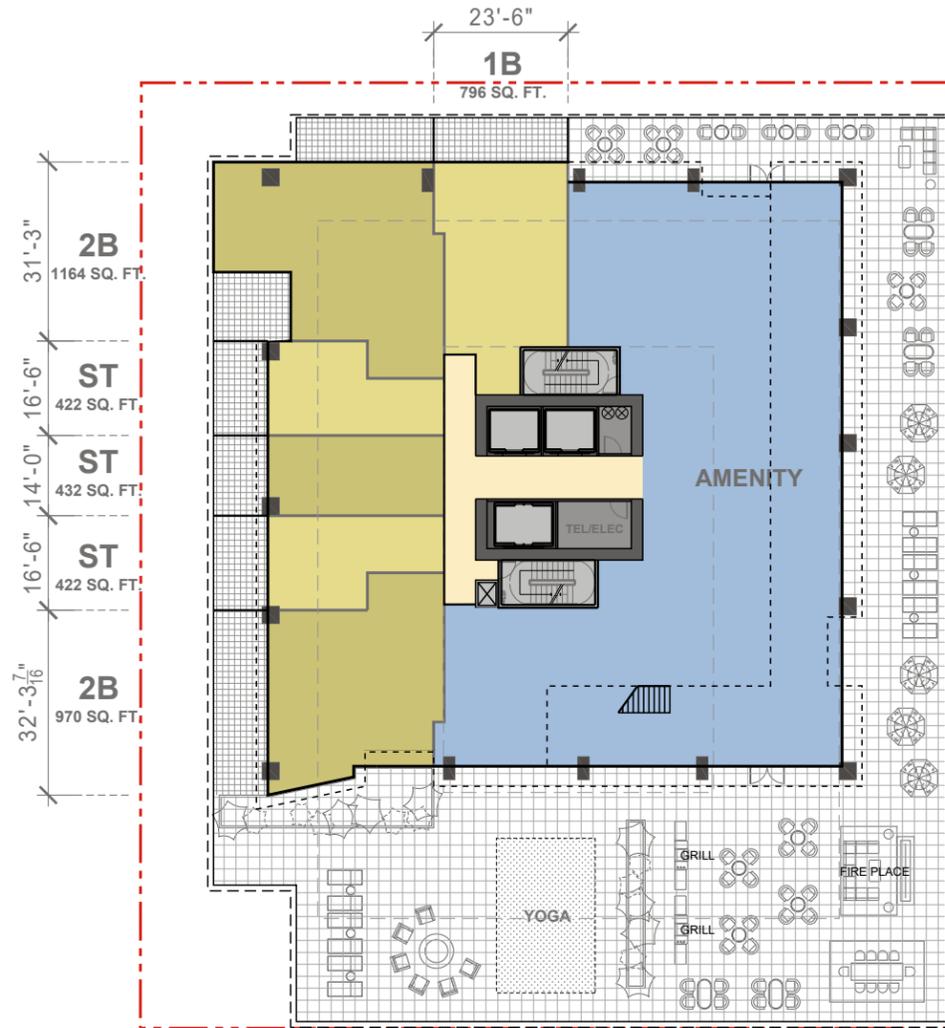
BIKE PARKING

103 TOTAL BIKE PARKING SPACES

BUILDING FLOOR PLANS

0' 16' 32'
1/32" = 1'-0"

PODIUM AMENITY I



LEVEL 06
6 UNITS / FLOOR

PODIUM AMENITY II

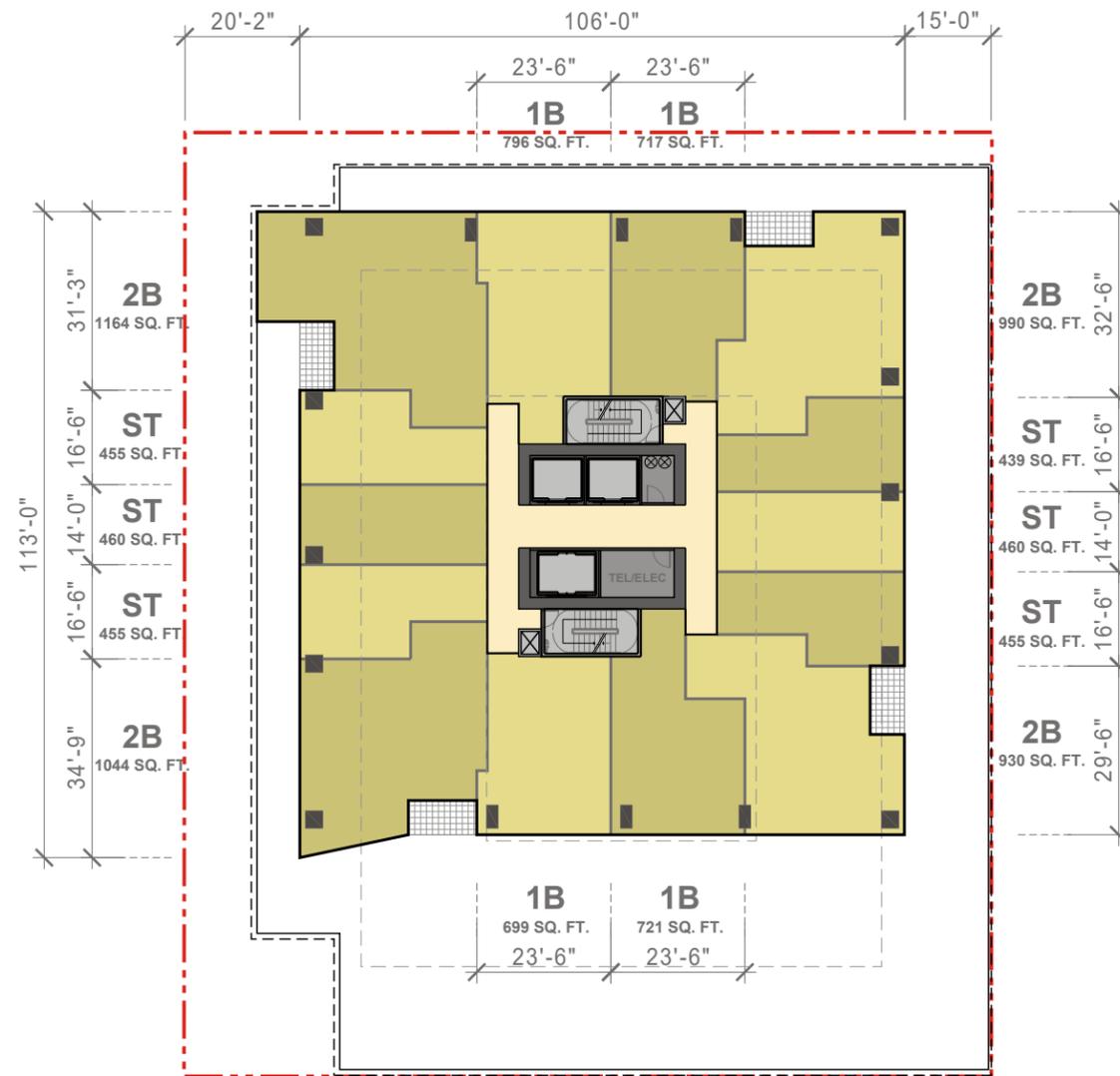


LEVEL 07
6 UNITS / FLOOR

BUILDING FLOOR PLANS

0' 16' 32'
1/32" = 1'-0"

RESIDENTIAL TIER I



LEVELS 08-17
14 UNITS / FLOOR

RESIDENTIAL TIER II



LEVELS 18-26
12 UNITS / FLOOR

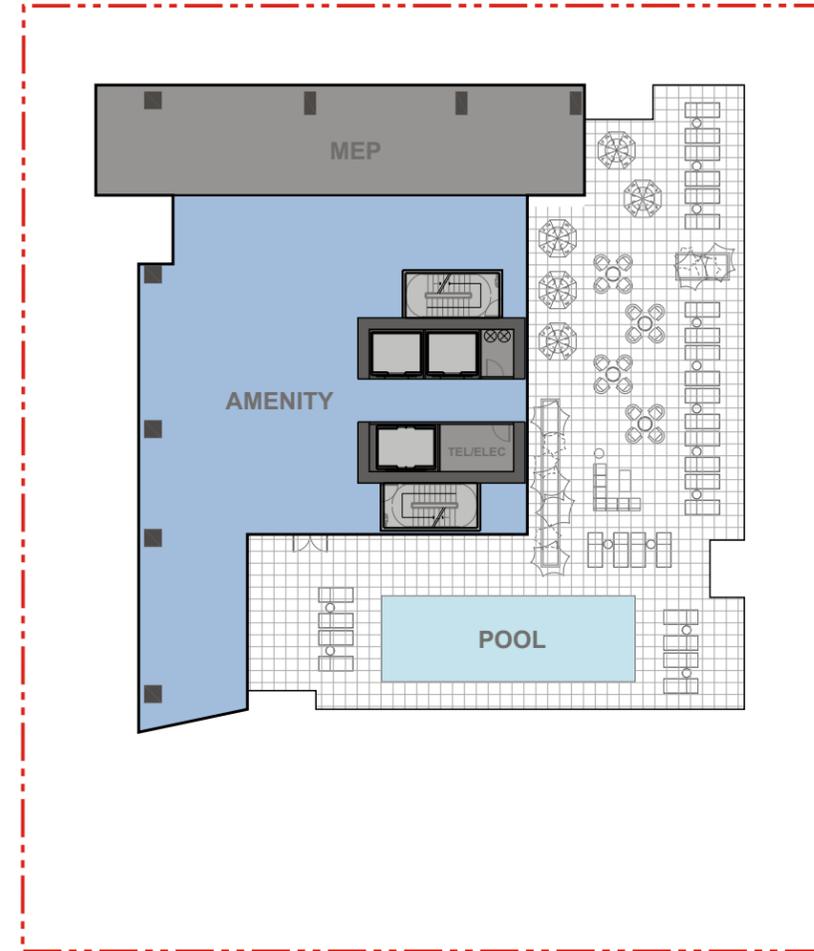
BUILDING FLOOR PLANS

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1/32" = 1'-0"

RESIDENTIAL TIER III

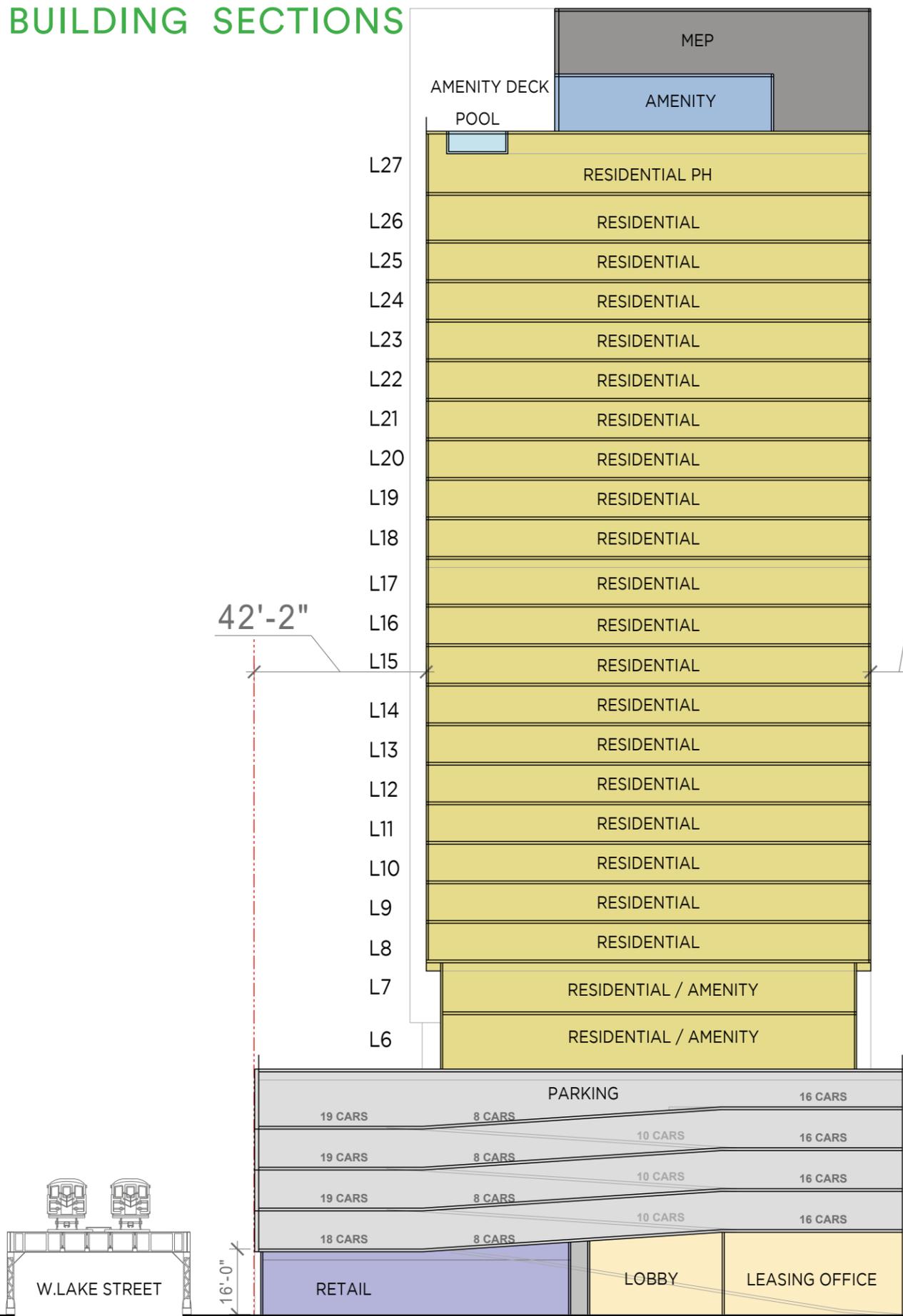


UPPER AMENITY



LEVELS 27
11 UNITS / FLOOR

BUILDING SECTIONS



AMENITY / MEP

TIER 3
11 units / floor

TIER 2
12 units / floor
9 floors

TIER 1
14 units / floor
10 floors

6 units / floor
2 floors

PARKING
201 cars

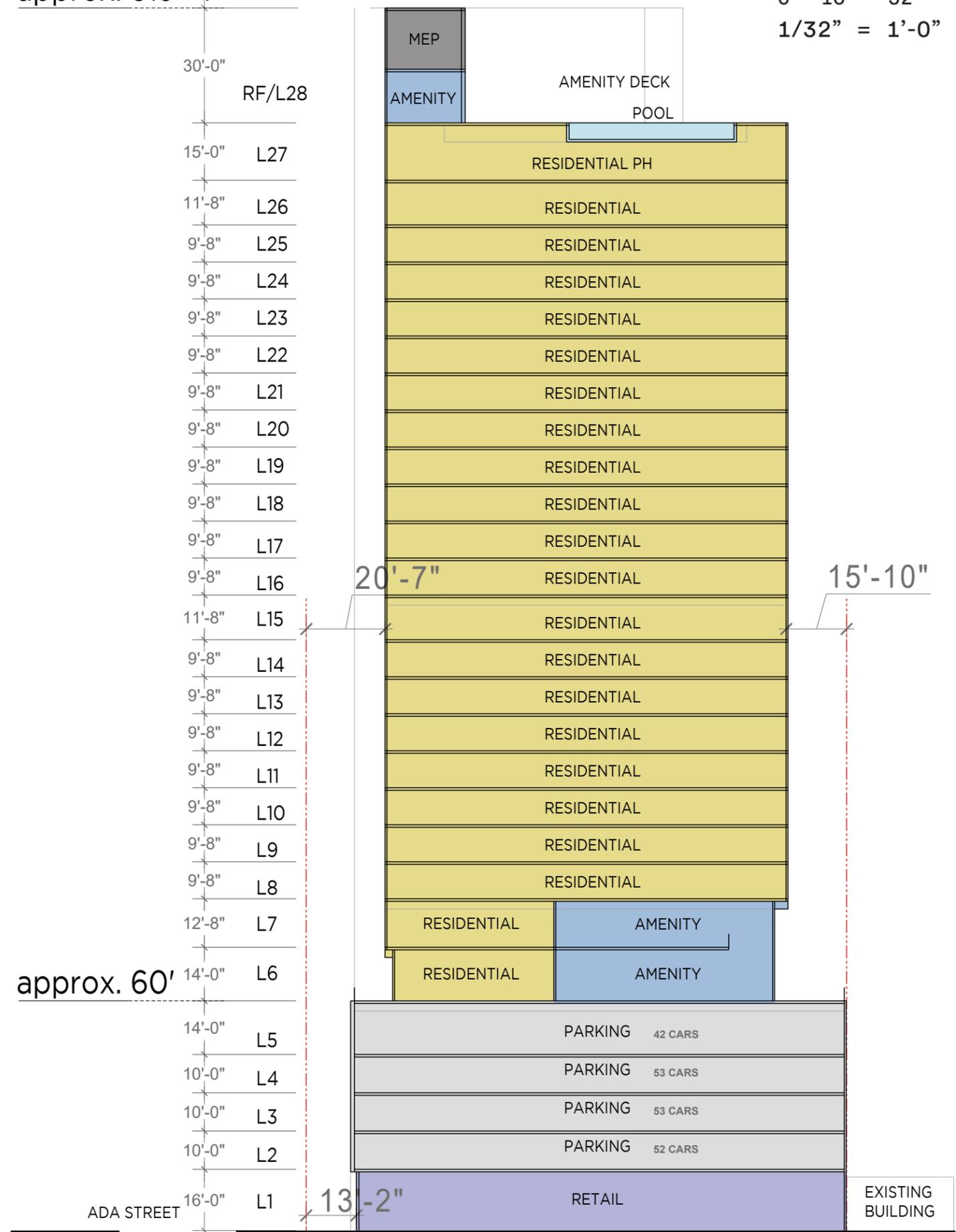
LOBBY / RETAIL
/ LOADING

approx. 319'-4"

approx. 60'

1338 W. LAKE STREET, CHICAGO | 2022046 | 01-11-2023 | 36

0' 16' 32'
1/32" = 1'-0"



ELEVATIONS

SOUTH

WEST

FLOOR TO CEILING WINDOW WALL SYSTEM

VERTICAL METAL FIN

GLASS BALCONY

GLASS HANDRAIL

ACCENT GLASS

SOUND ABSORPTION METAL PANEL (ONLY ON SOUTH FACADE)

PROPOSED BUILDING INTEGRATED ARTWORK

STRIP LIGHT

STOREFRONT GLASS

SIGNAGE

RF/L28

15'-0"	L27
11'-8"	L26
9'-8"	L25
9'-8"	L24
9'-8"	L23
9'-8"	L22
9'-8"	L21
9'-8"	L20
9'-8"	L19
9'-8"	L18
9'-8"	L17
9'-8"	L16
11'-8"	L15
9'-8"	L14
9'-8"	L13
9'-8"	L12
9'-8"	L11
9'-8"	L10
9'-8"	L9
9'-8"	L8
12'-8"	L7
14'-0"	L6
14'-0"	L5
10'-0"	L4
10'-0"	L3
10'-0"	L2
16'-0"	L1

FLOOR TO CEILING WINDOW WALL SYSTEM

VERTICAL METAL FIN

GLASS BALCONY

ACCENT GLASS

DARK METAL PANEL

TRANSLUCENT GLASS

PROPOSED BUILDING INTEGRATED ARTWORK

STRIP LIGHT

STOREFRONT GLASS

ELEVATIONS

EAST

NORTH

FLOOR TO CEILING WINDOW WALL SYSTEM

VERTICAL METAL FIN

GLASS BALCONY

GLASS HANDRAIL

ACCENT GLASS

PAINTED CONCRETE WITH PATTERN TO MATCH METAL PANEL ON LAKE AND ADA

METAL PANEL

EXISTING ONE-STORY BUILDING

	RF/L28
15'-0"	L27
11'-8"	L26
9'-8"	L25
9'-8"	L24
9'-8"	L23
9'-8"	L22
9'-8"	L21
9'-8"	L20
9'-8"	L19
9'-8"	L18
9'-8"	L17
9'-8"	L16
11'-8"	L15
9'-8"	L14
9'-8"	L13
9'-8"	L12
9'-8"	L11
9'-8"	L10
9'-8"	L9
9'-8"	L8
12'-8"	L7
14'-0"	L6
4'-0"	L5
10'-0"	L4
10'-0"	L3
10'-0"	L2
16'-0"	L1

FLOOR TO CEILING WINDOW WALL SYSTEM

VERTICAL METAL FIN

GLASS BALCONY

ACCENT GLASS

GLASS HANDRAIL

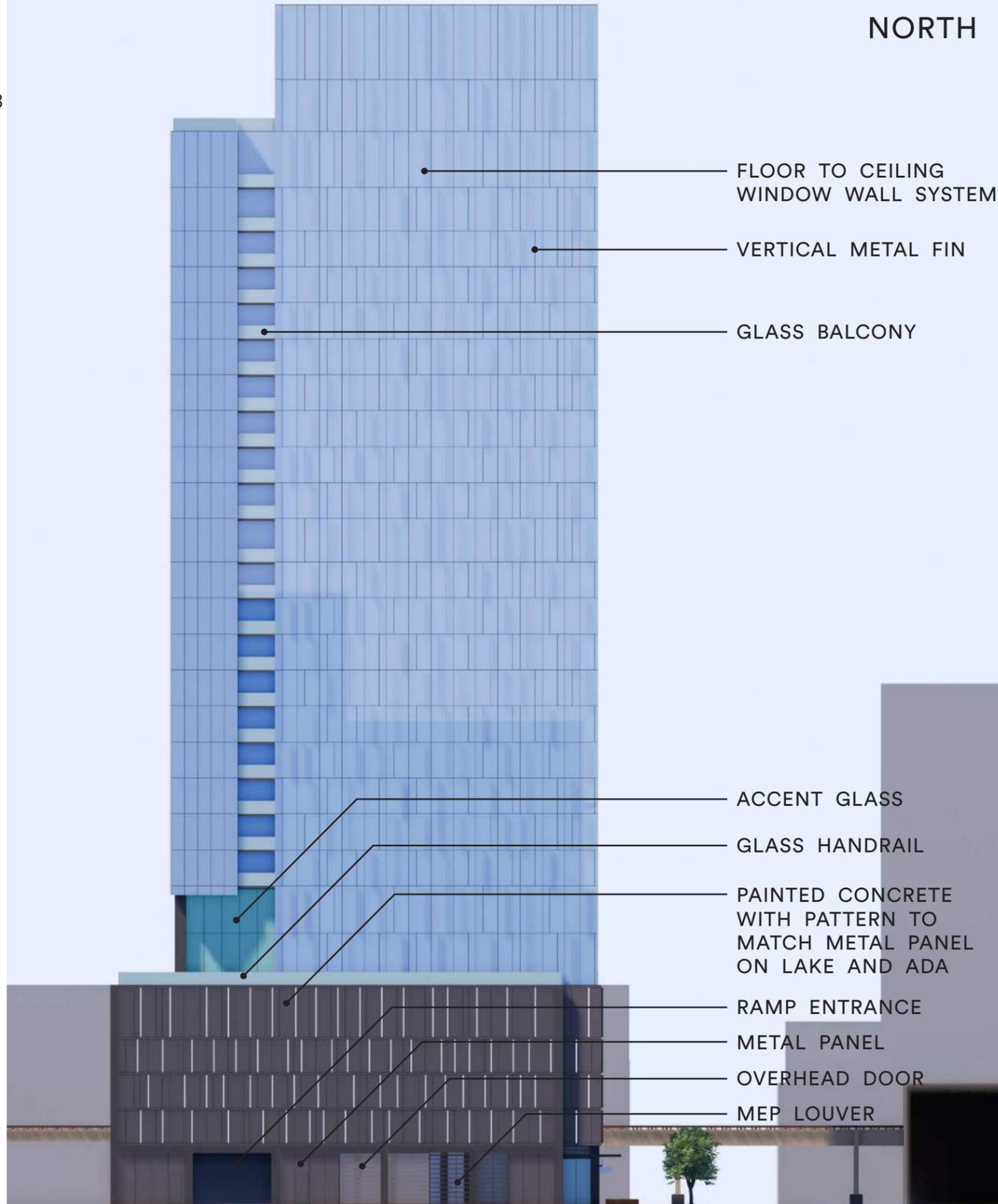
PAINTED CONCRETE WITH PATTERN TO MATCH METAL PANEL ON LAKE AND ADA

RAMP ENTRANCE

METAL PANEL

OVERHEAD DOOR

MEP LOUVER

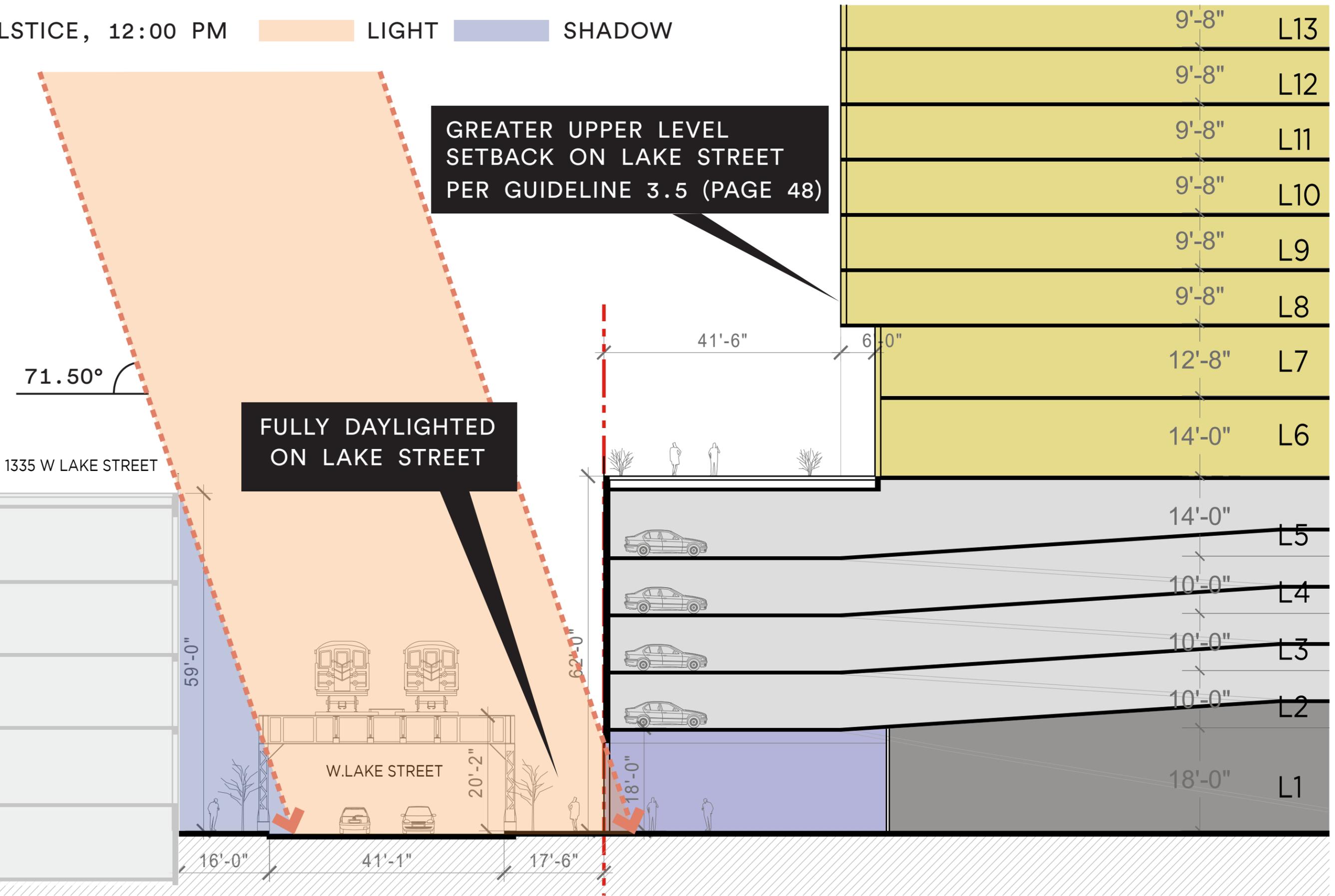


STREET SECTION | W LAKE STREET

1/16" = 1'-0"

SUMMER SOLSTICE, 12:00 PM

LIGHT SHADOW

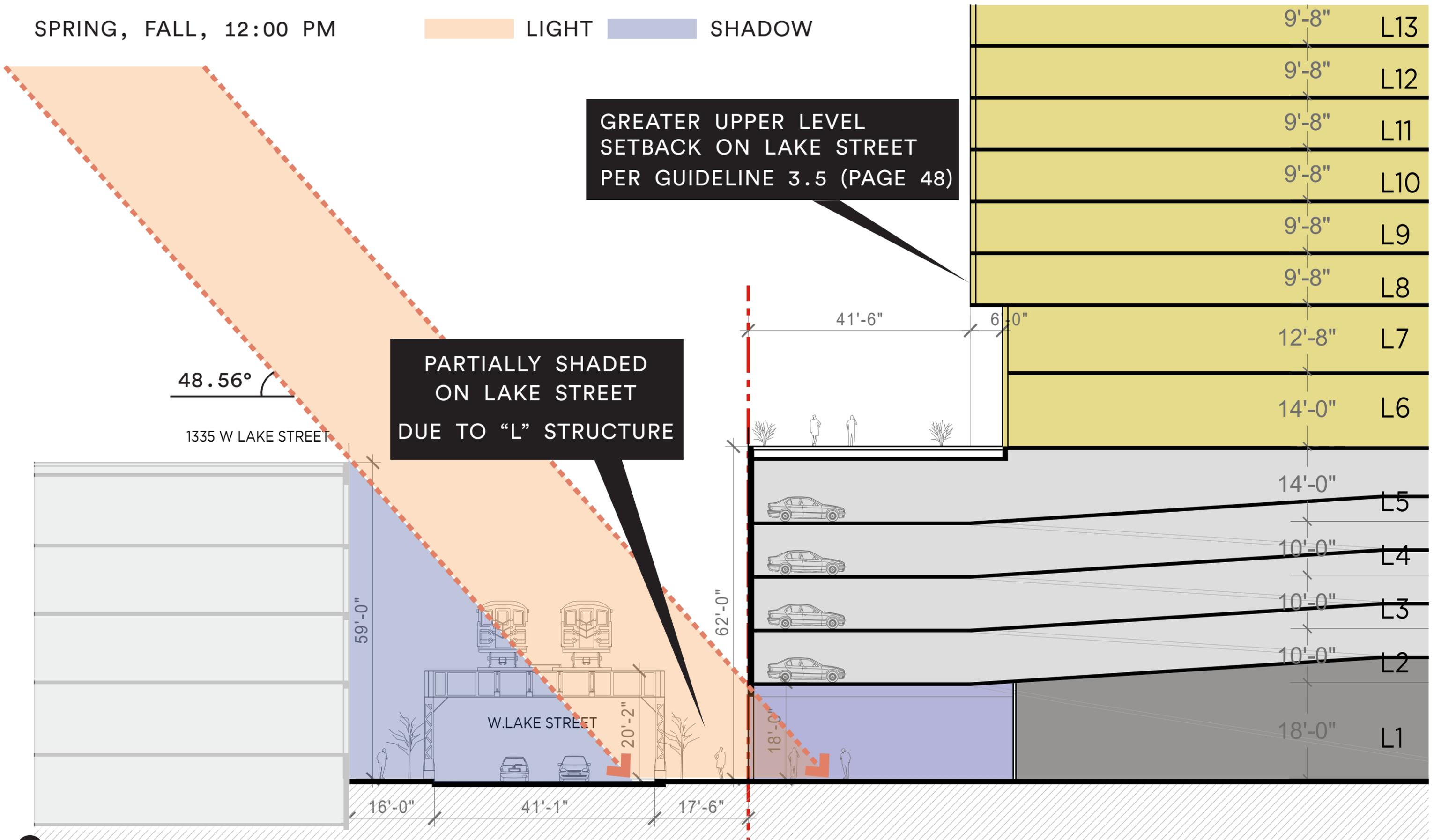


STREET SECTION | W LAKE STREET

SPRING, FALL, 12:00 PM

LIGHT SHADOW

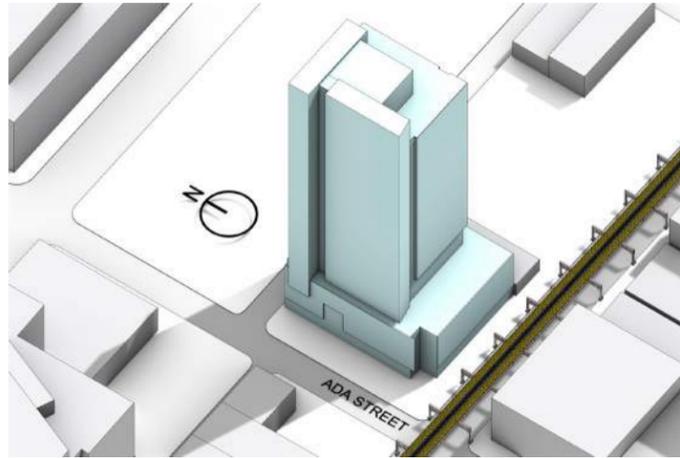
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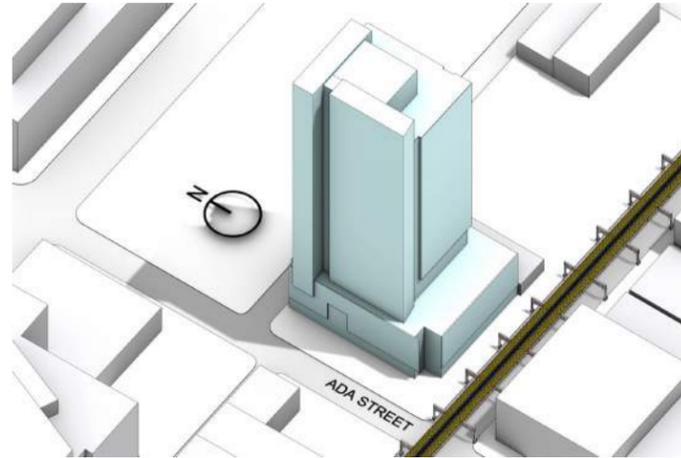
LAKE STREET SHADOW STUDY

CONCLUSION : THERE IS NO SHADOW ON LAKE STREET DURING DAYTIME FROM SPRING TO FALL
OUR SITE IS ON THE NORTH SIDE OF THE "L", SO OUR DEVELOPMENT DOESN'T AFFECT ON
DAYLIGHTING CONDITION ON ADA / LAKE STREET

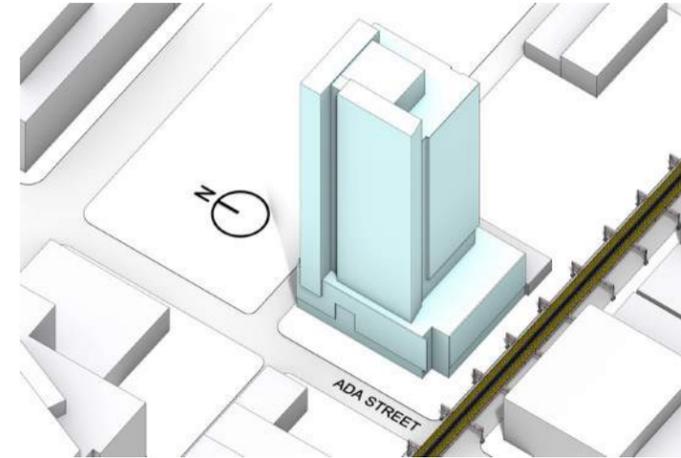
APR 22
AUG 22



09:00



11:00

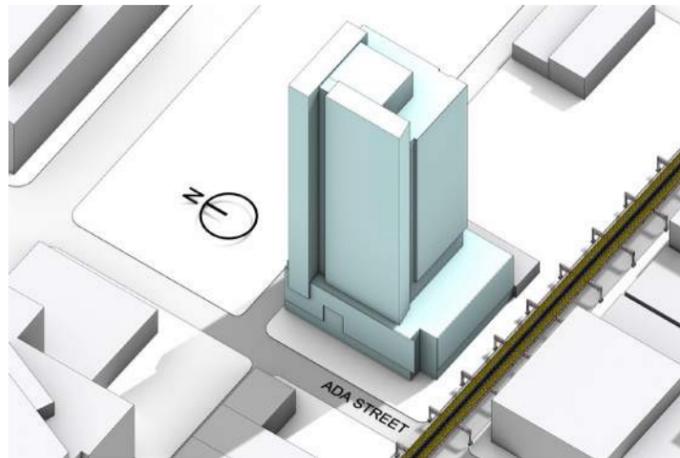


13:00

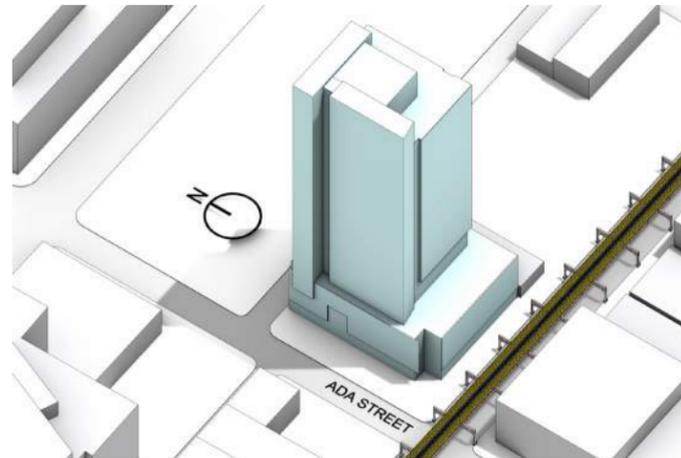


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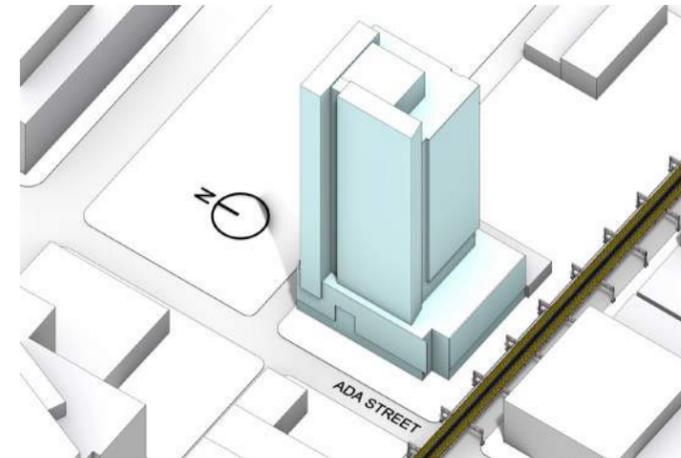
MAY 22
JULY 22



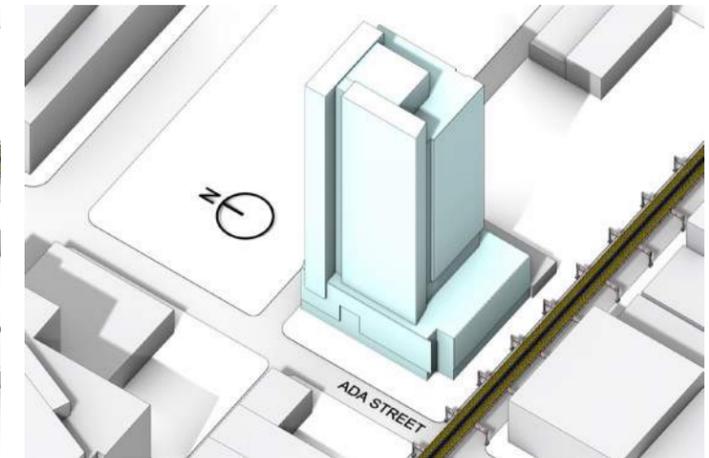
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11:00

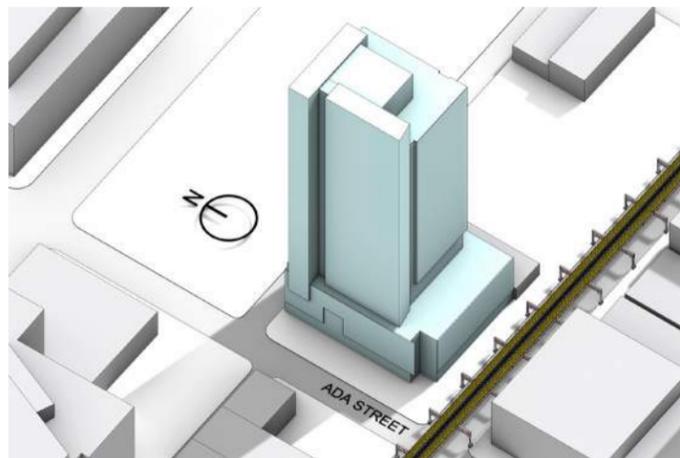


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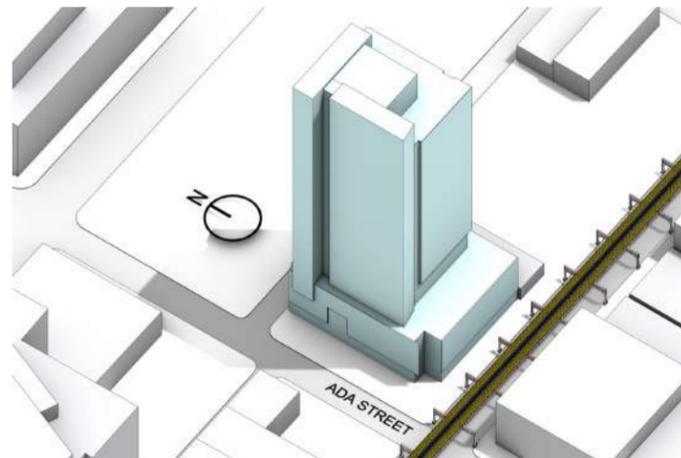


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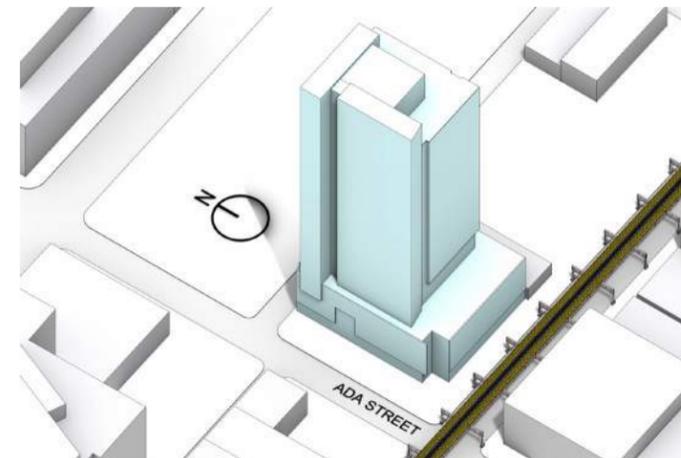
JUN 22



09:00



11:00



13:00



15:00

An aerial photograph of a city street in Chicago at sunset. The street is lined with multi-story brick buildings, and a line of white delivery trucks is parked along the right side. In the background, the Chicago skyline is visible, with the Willis Tower (formerly Sears Tower) being the most prominent skyscraper. The sky is a clear, pale blue, and the buildings are illuminated with a warm, golden light from the setting sun. The text "THANK YOU!" is overlaid in large, white, sans-serif capital letters across the center of the image.

THANK YOU!