



# CHICAGO PLAN COMMISSION

**101 East Oak Street**

42<sup>nd</sup> Ward / Alderman Brendan Reilly

Akris Boutique

Chipman Design Architecture / David Chipperfield Architects  
Milan

Gozdecki, Del Giudice, Americus & Brocato LLP

## DEMOGRAPHIC DATA: Near North Side

### General Population Characteristics, 2020

Near North Side	
Total Population	105,481
Total Households	66,685
Average Household Size	1.6
Percent Population Change, 2010-20	31.1
Percent Population Change, 2000-20	44.9

Source: 2000, 2010 and 2020 Census.

### Household Size, 2017-2021

Near North Side		
	Count	Percent
1-Person Household	35,242	57.6
2-Person Household	20,945	34.2
3-Person Household	3,088	5.0
4-or-More-Person Household	1,919	3.1

Source: 2017-2021 American Community Survey five-year estimates.

### Employment of Near North Side Residents\*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,740	22.5
2. Finance	6,662	12.8
3. Health Care	5,536	10.6
4. Education	3,640	7.0
5. Administration	3,567	6.8

TOP EMPLOYMENT LOCATIONS	Count	Percent
1. The Loop	17,836	34.2
2. Outside of Chicago	12,943	24.8
3. Near North Side	10,391	19.9
4. Near West Side	4,525	8.7
5. West Town	666	1.3

### Employment in Near North Side\*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	29,488	16.0
2. Accommodation and Food Service	28,671	15.6
3. Health Care	25,047	13.6
4. Retail Trade	17,172	9.3
5. Administration	14,412	7.8

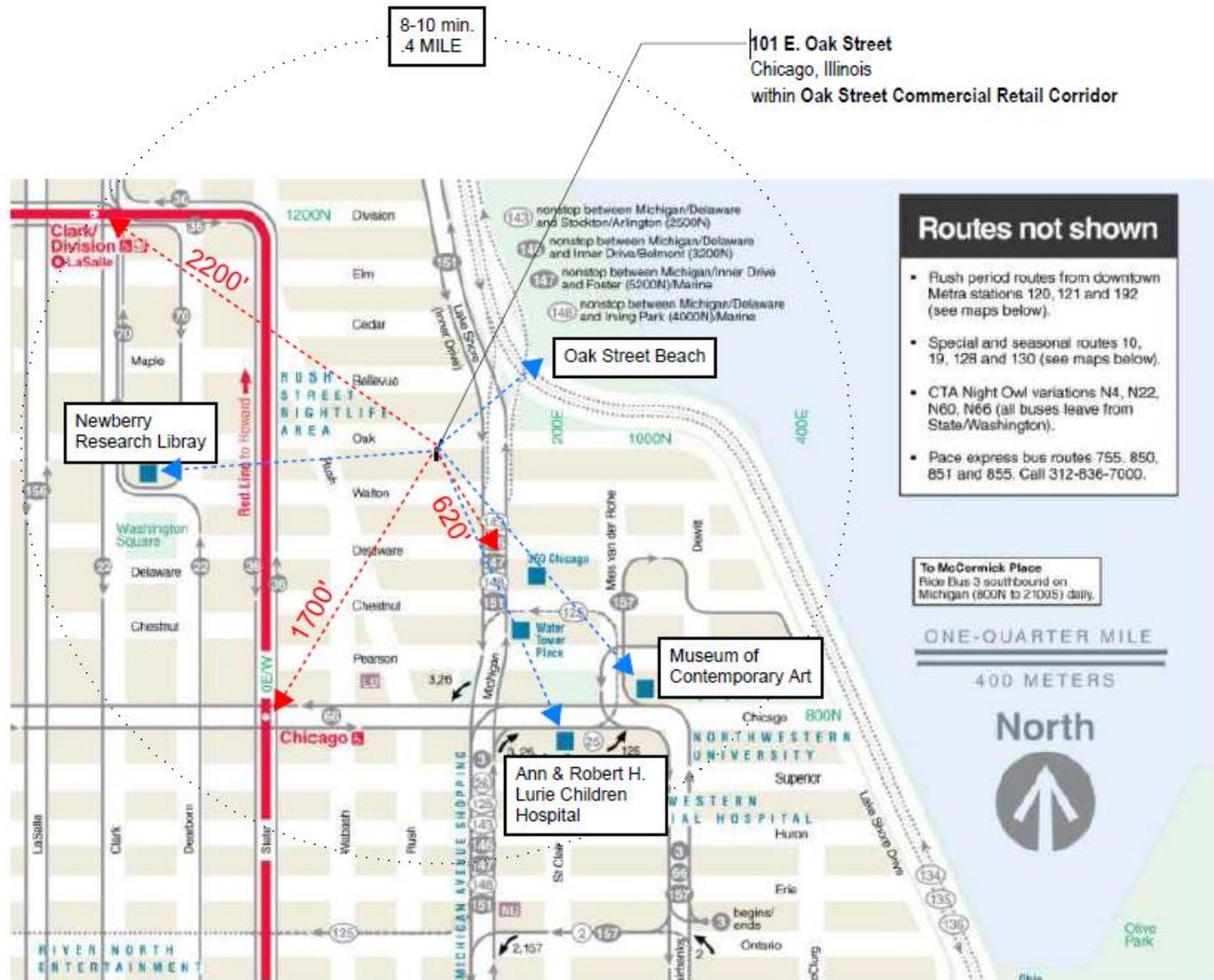
TOP RESIDENCE LOCATIONS	Count	Percent
1. Outside of Chicago	79,727	43.3
2. Near North Side	10,391	5.6
3. Lake View	8,658	4.7
4. West Town	6,240	3.4
5. Lincoln Park	5,285	2.9



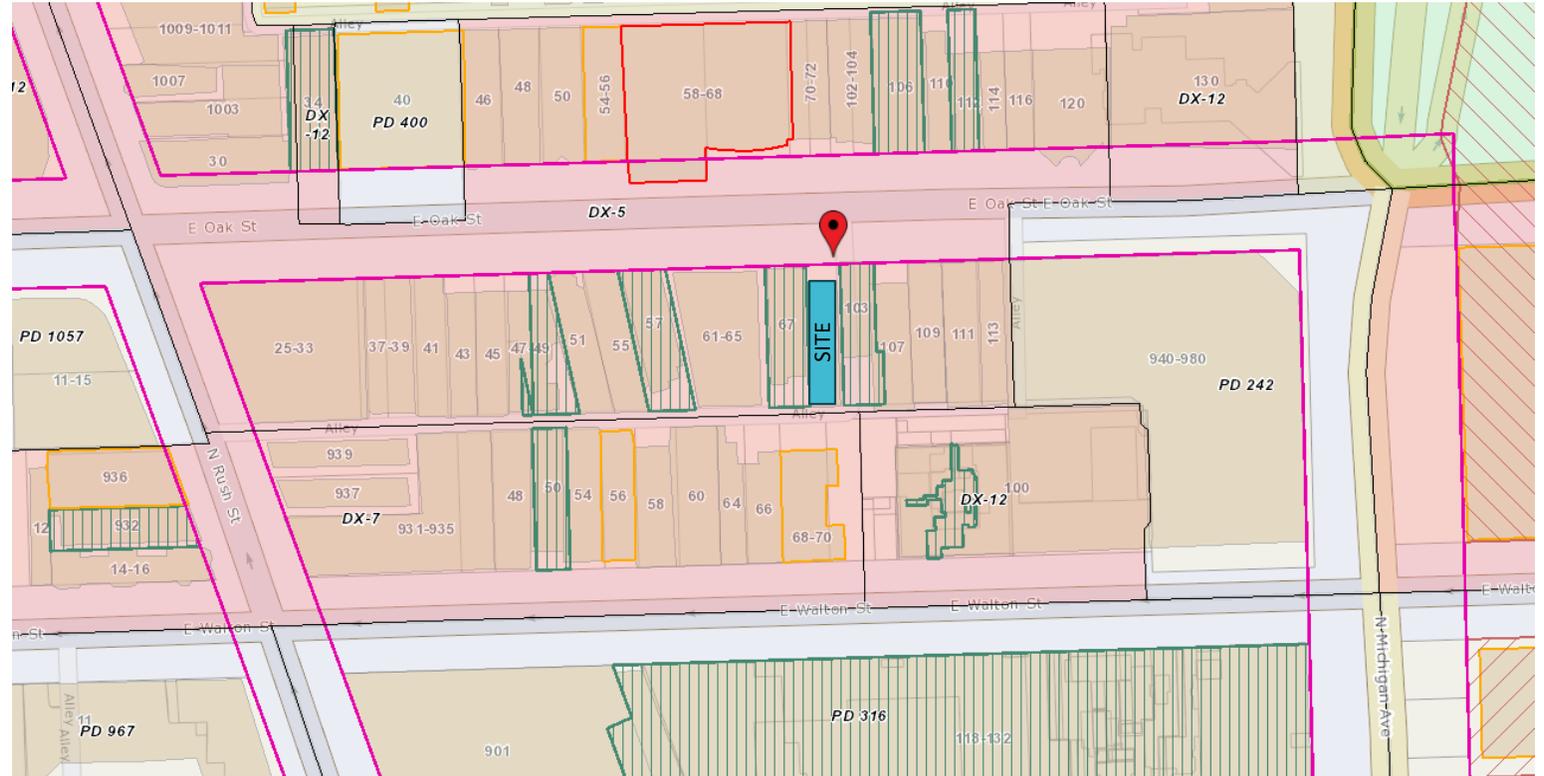
- 105,481 residents according to the 2020 Census
- 42.4% of residents are between the ages of 20-34
- 17.2% of residents are between the ages of 35-49
- Median household income: \$114,790
- Race/ethnicity:
  - White: 69.4%
  - Latino: 6.2%
  - Black: 6.8%
  - Asian: 13.9%
  - Other: 3.7%

# COMMUNITY AREA SNAP SHOT

# PEDESTRIAN AND CTA CONNECTION



# ZONING MAP



# PROJECT DESCRIPTION

The Applicant – *Akris Inc.*, is seeking to undertake the renovation and reactivation of the existing two-story *commercial* building that comprises the subject property, generally located at 101 East Oak Street, within the *Private Lakefront District* and the *Oak Street Commercial Corridor* (42nd Ward), wherein the Applicant intends to establish and to operate its first and only flagship store in the Midwest Region of the United States.

*\*[Akris is an international fashion house, founded in 1922, in St. Gallen, Switzerland, where they continue to maintain their headquarters and original storefront. Akris has since established subsidiaries throughout the world, including in the United States, Japan and Korea, select major cities within which they operate their retail boutiques.]*

The front wall/street-facing façade of the existing building is currently setback approximately 10.6 feet from the corresponding property line and is recessed just about 8.5 feet behind the immediately adjacent buildings, thereby creating an optical disadvantage when it comes to the building’s visual presence on this vibrant streetscape, while in turn causing incongruity to the associated pedestrian way. With much reverence to the historical significance of the subject building’s embellished masonry façade, and in an effort to bring some spatial conformity to this robust commercial framework, the Applicant is proposing to erect a (transparent) glass atrium off the front of the building, that will attach to the roof of the building and be affixed at grade – vertically (*36 feet in height*). Such glass addition follows the lines of the existing building envelope – straight forward, approximately 8.0 feet, so to better align with the facades of the adjacent buildings, while still allowing a front setback of 2.6 feet off the property line, thereby continuing to enhance the spacious sidewalks unique to this retail corridor.

The proposed glass enclosure/addition is functionally intended to display merchandising and products for the new store, with the purpose of attracting customers into the main sales area – beyond and through the original building façade. The design for the glass enclosure/addition was conscientiously created by world renowned Architect – David Chipperfield, so to protect and to accentuate the historically meaningful façade of the existing building, which such existing improvements helped to create the character of this well-established and widely celebrated commercial streetscape. The added area (*approximately 417 square feet*) is not intended to be used or accessed by customers (the public), other than as the primary path of pedestrian ingress/egress between the sidewalk and the interior of the store.

While the building is not a formally designated “landmark,” *Akris* wanted to preserve the rich Chicago history attributed to this *Gold Coast Neighborhood* – in particular, with regard to the building’s classic red brick aesthetic. Therefore, the design of the glass addition revolves around how to securely attach the structure to the existing masonry façade while minimizing removal of the associated finishes and intricate architectural elements, while still maintaining strict compliance with all of the applicable zoning and building code requirements (*including, fire rating for exterior walls, accessibility, and providing adequate transparency into the space*).

To promote continued pedestrian walkability at and around this Transit Served Location, there will be no off-street parking accommodations to serve the boutique. For those few traveling by private automobile, street and valet parking is available along on Oak Street and the immediately surrounding roadways. The Applicant will be using the existing “30-Minute Standing/Loading Zone” at the front of the site, for deliveries and transports, via UPS truck/van.

# COMMUNITY AREA SNAPSHOT



## 101 E. Oak Street, Chicago, Illinois 42nd Ward – Private Lakefront Area – Downtown Mixed-Use District

The site is situated along the **Oak Street Commercial Corridor** - one of the City's Special Overlay Districts, in immediate proximity to the world renowned "**Magnificent Mile**" shopping and entertainment district, as well as **Oak Street Beach** and the **Chicago Lakefront Path**, that stretches for miles and miles defining the eastern border of City.

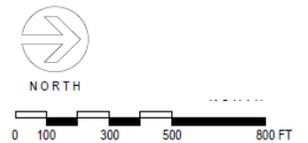
The site is also situated within the well-established and historically celebrated **Gold Coast** neighborhood, which represents one of the City's most populous *residential* areas, which such localized populous has helped to **bolster the ongoing success of the corresponding retail and hospitality establishments**, even during recessions and other exigent events that had a tendency to stifle commercial vitality.

The Applicant intends to establish and to operate its first and only flagship store in the Midwest Region of the United States in this Community Area.. The Applicant is excited about this thrilling opportunity to introduce Akris to Chicago, adding to their roster of top tier global markets.

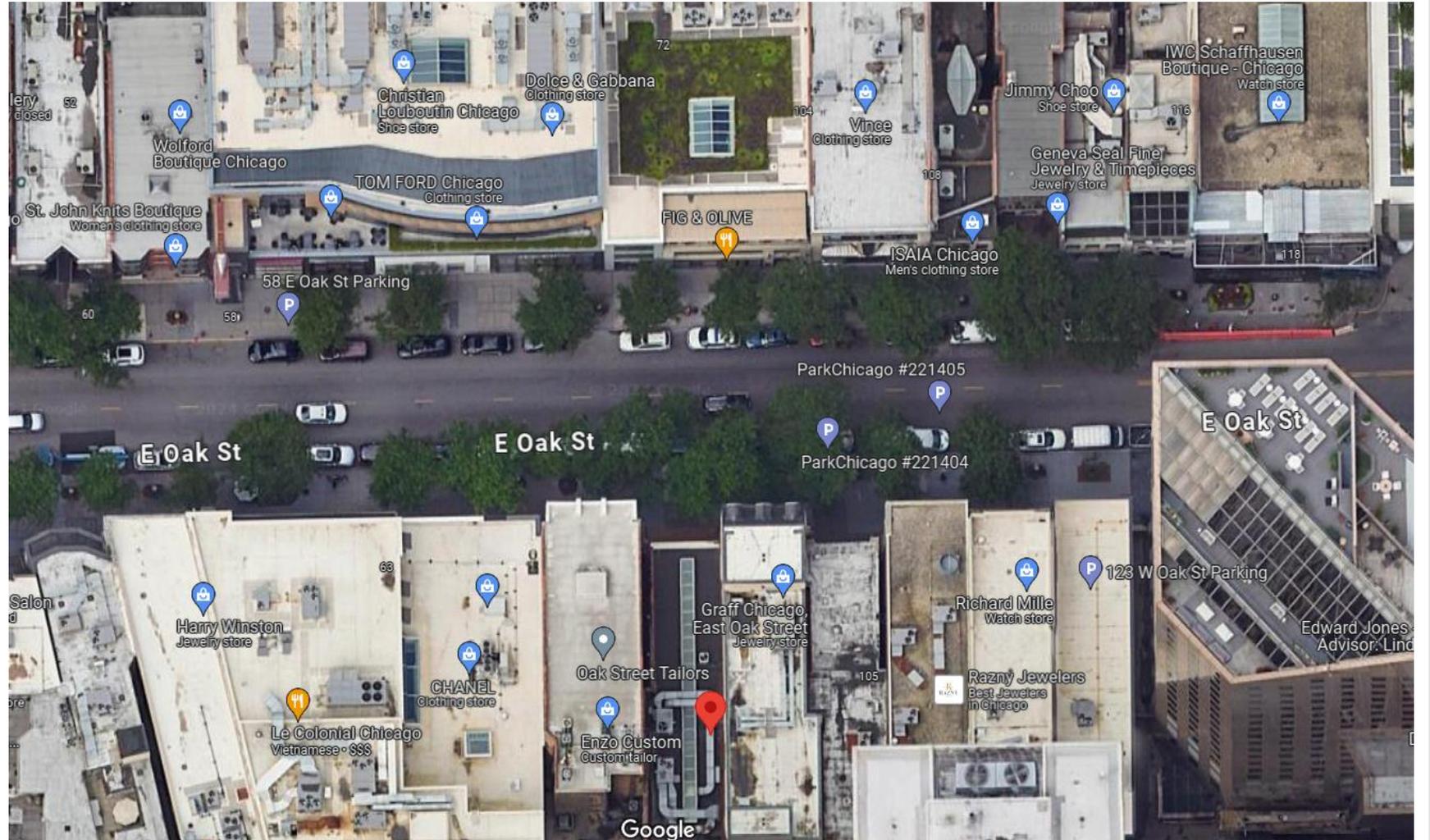
Examples of a few luxury brands within the city's premier shopping venues:



# VICINITY OF THE SITE



# AERIAL VIEW OF THE SITE



# THE SUBJECT PROPERTY



# VIEW WEST OF THE SITE



# VIEW EAST OF THE SITE



# PUBLIC PROCESS TIMELINE

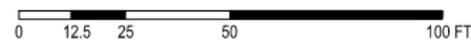
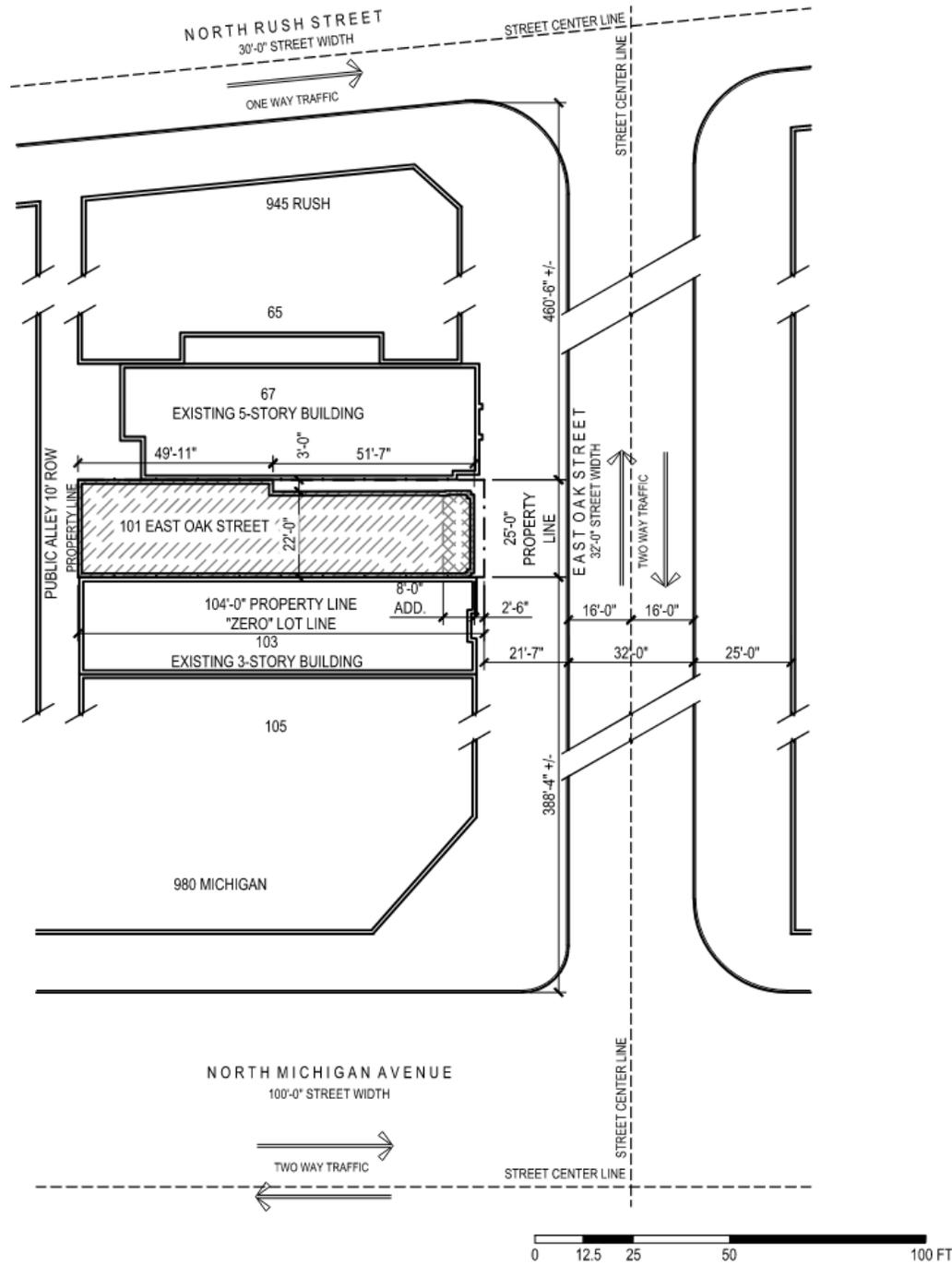
With profound interest in this site, the Applicant began engaging with the local community liaisons and stakeholders in the Fall of 2022, first with an introduction of the company and the proposal to Alderman Brendan Reilly (42nd Ward).

During and throughout the Fall/Winter of 2022-2023, the Applicant and their local Development Team were actively engaged with the **Magnificent Mile Association**, as well as with the **Oak Street Council**, in a collaborative effort to create the design and programming for the adaptive reactivation of the existing building for the new boutique. Such ongoing efforts resulted in positive endorsements from both community organizations, in and around January 16, 2023, and December 13, 2022, respectively.

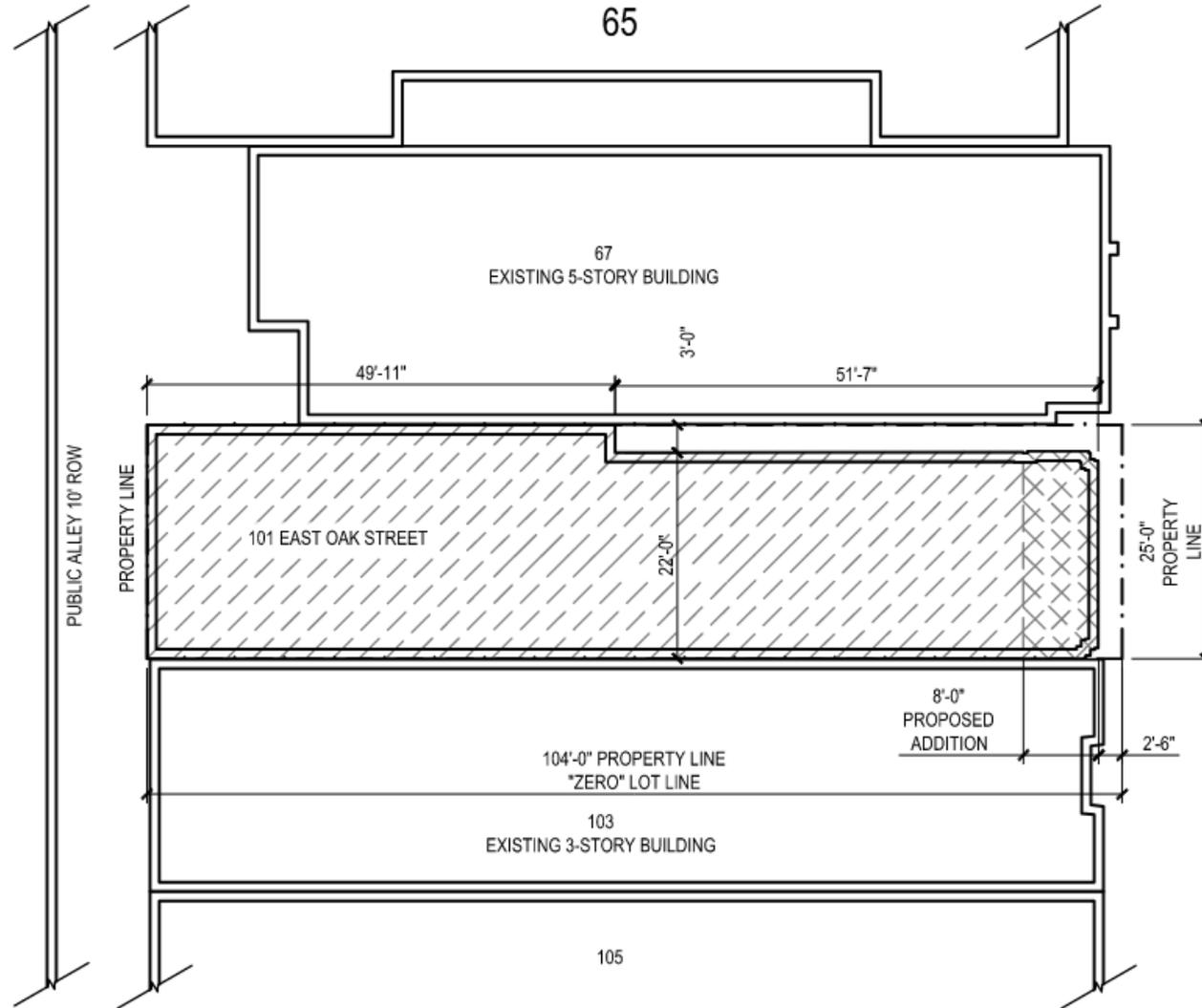
Subsequent thereto, the Applicant began the permitting process for the proposed renovations, which led to an *Intake Meeting* with the City's **Department of Planning & Development**, on or about January 30, 2024, and ongoing reviews and coordination thereafter, pursuant to the *Lake Michigan and Chicago Lakefront Protection Ordinance*.

Application Submission: February 15, 2024  
Chicago Plan Commission Hearing: March 21, 2024

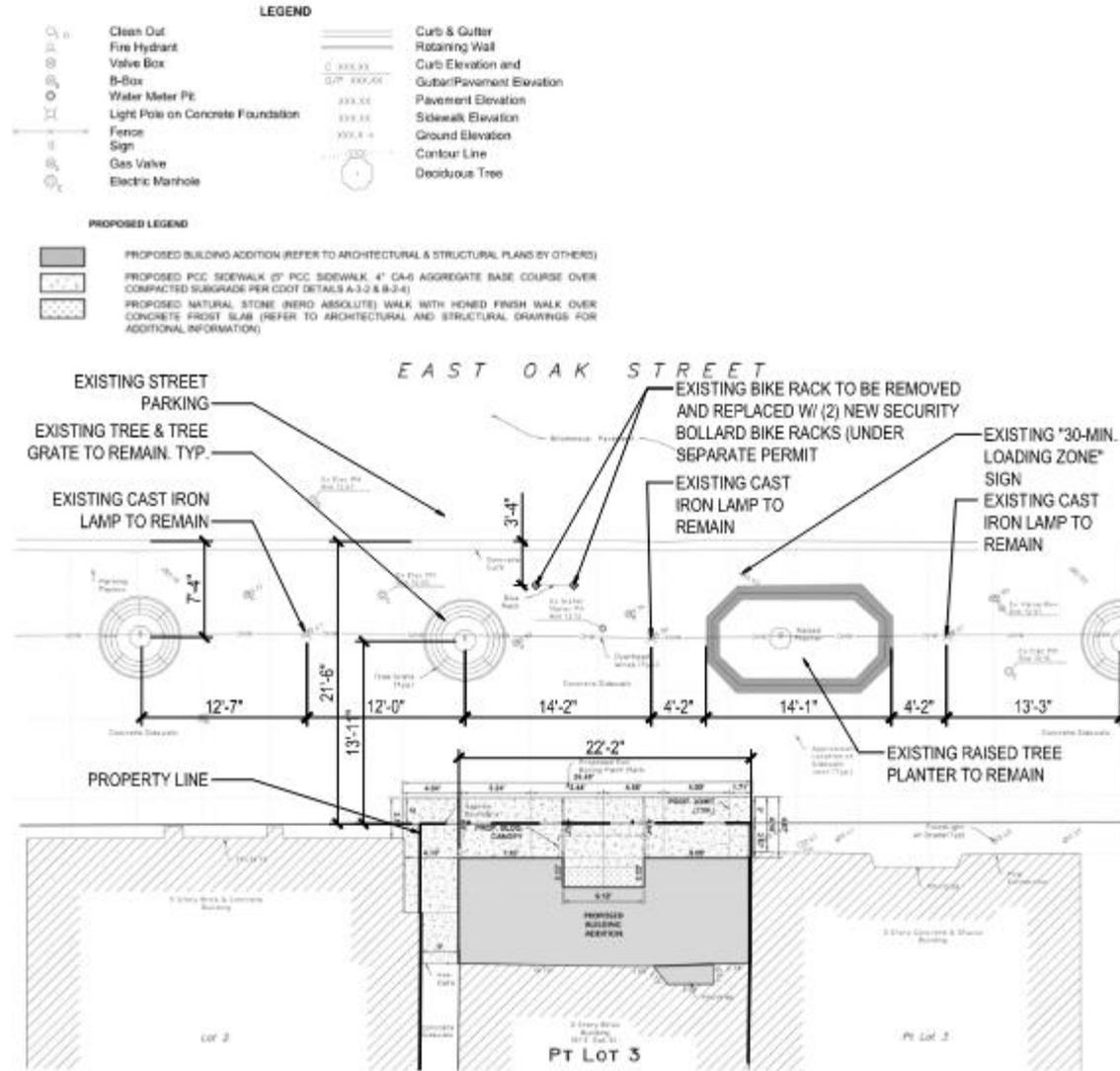
# PROPOSED SITE PLAN



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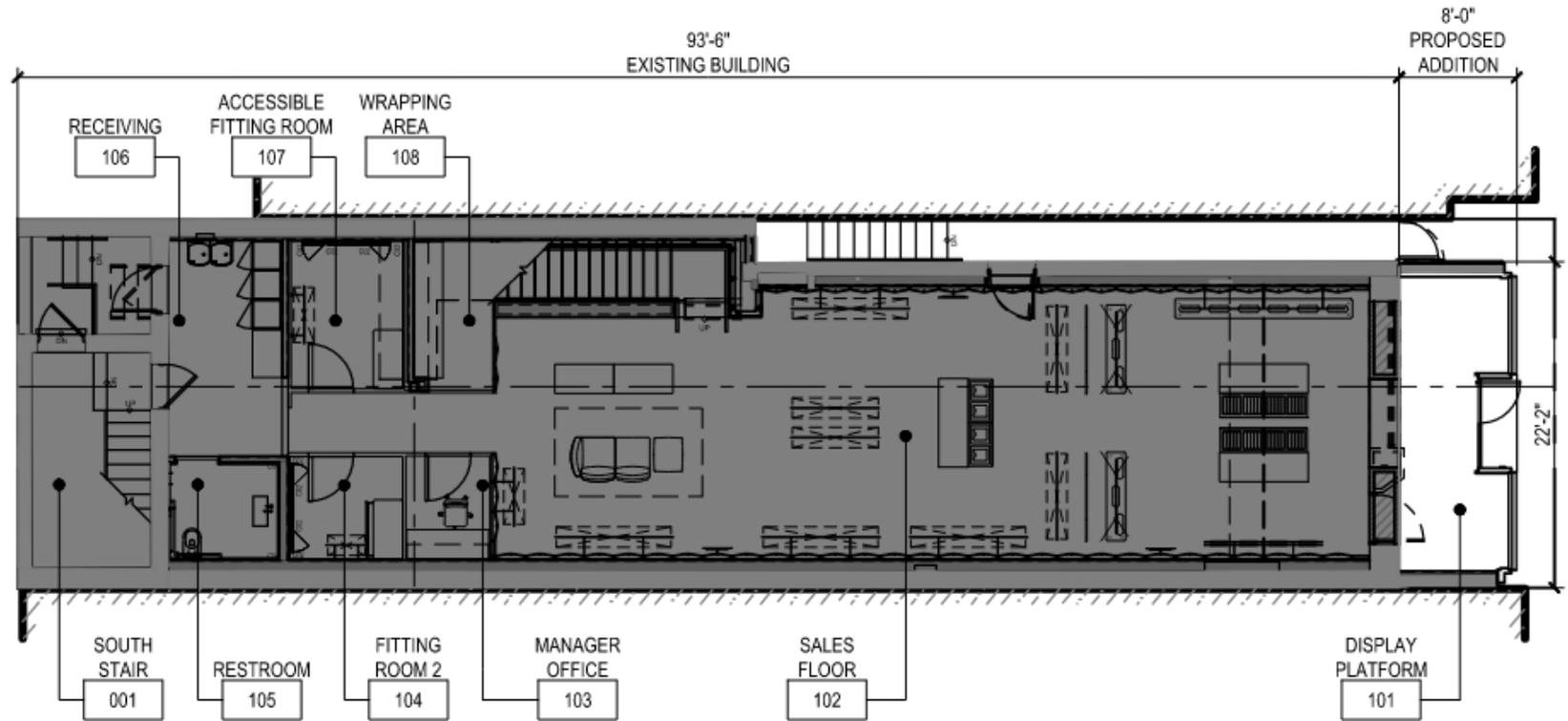
# PROPOSED LANDSCAPE PLAN



**SITE GEOMETRIC/PAVING PLAN**

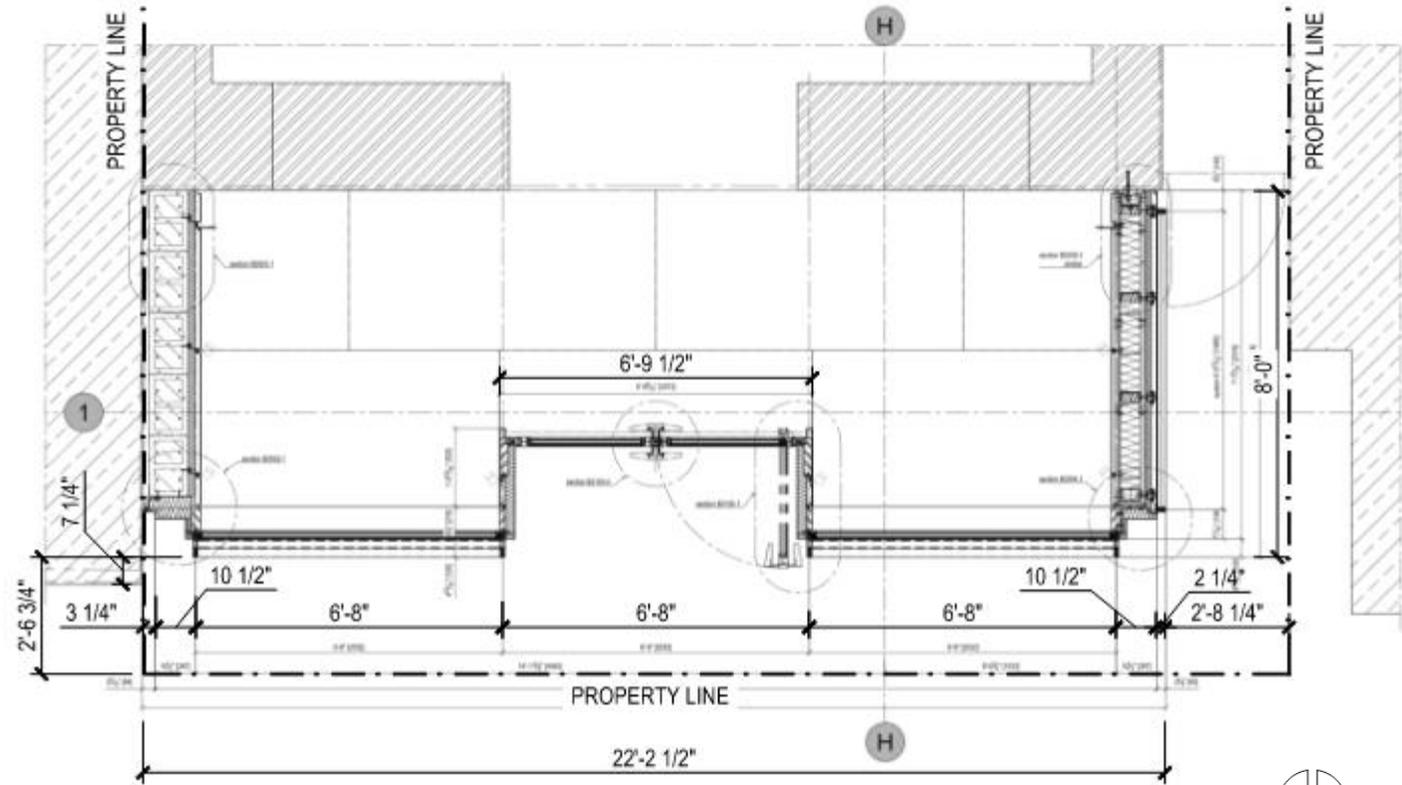


# PROPOSED FIRST FLOOR PLAN

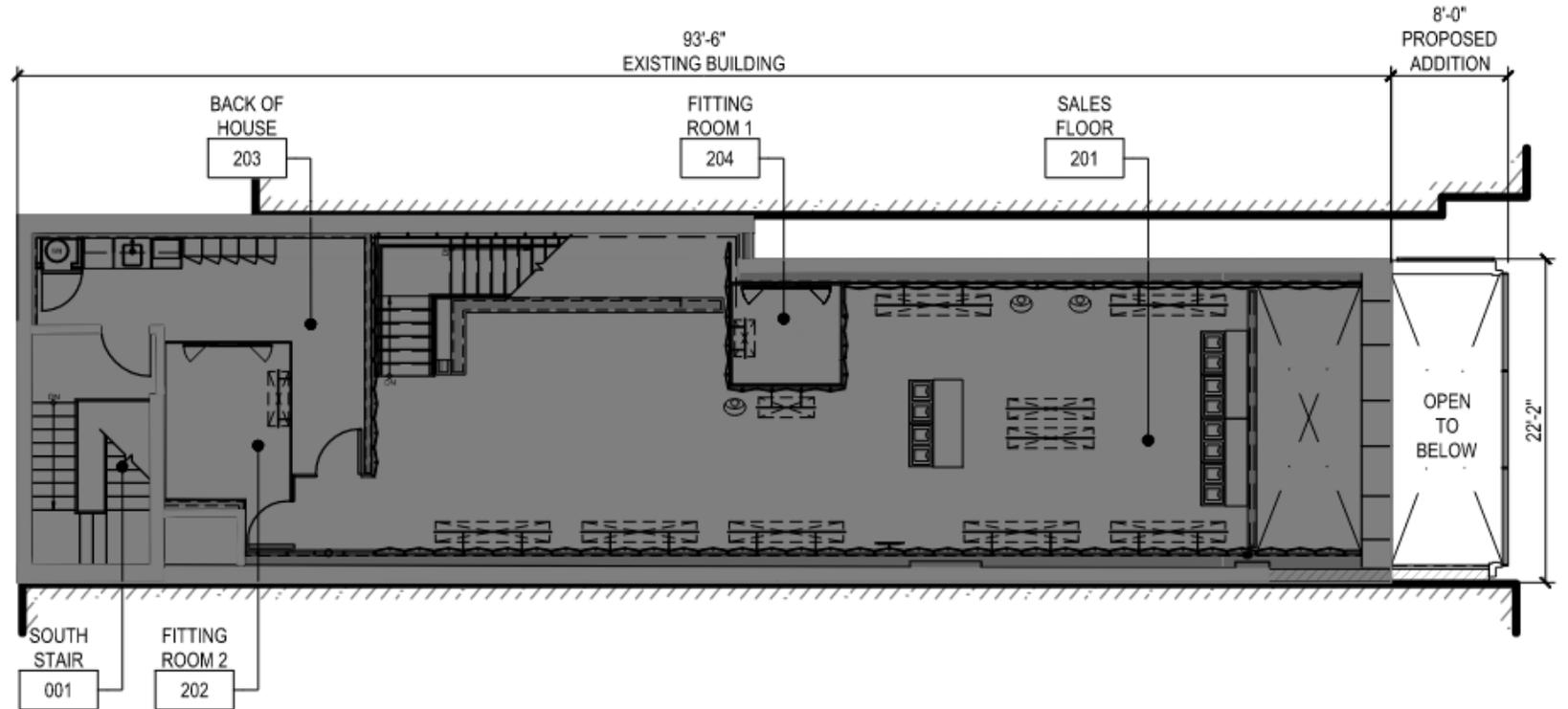


NORTH

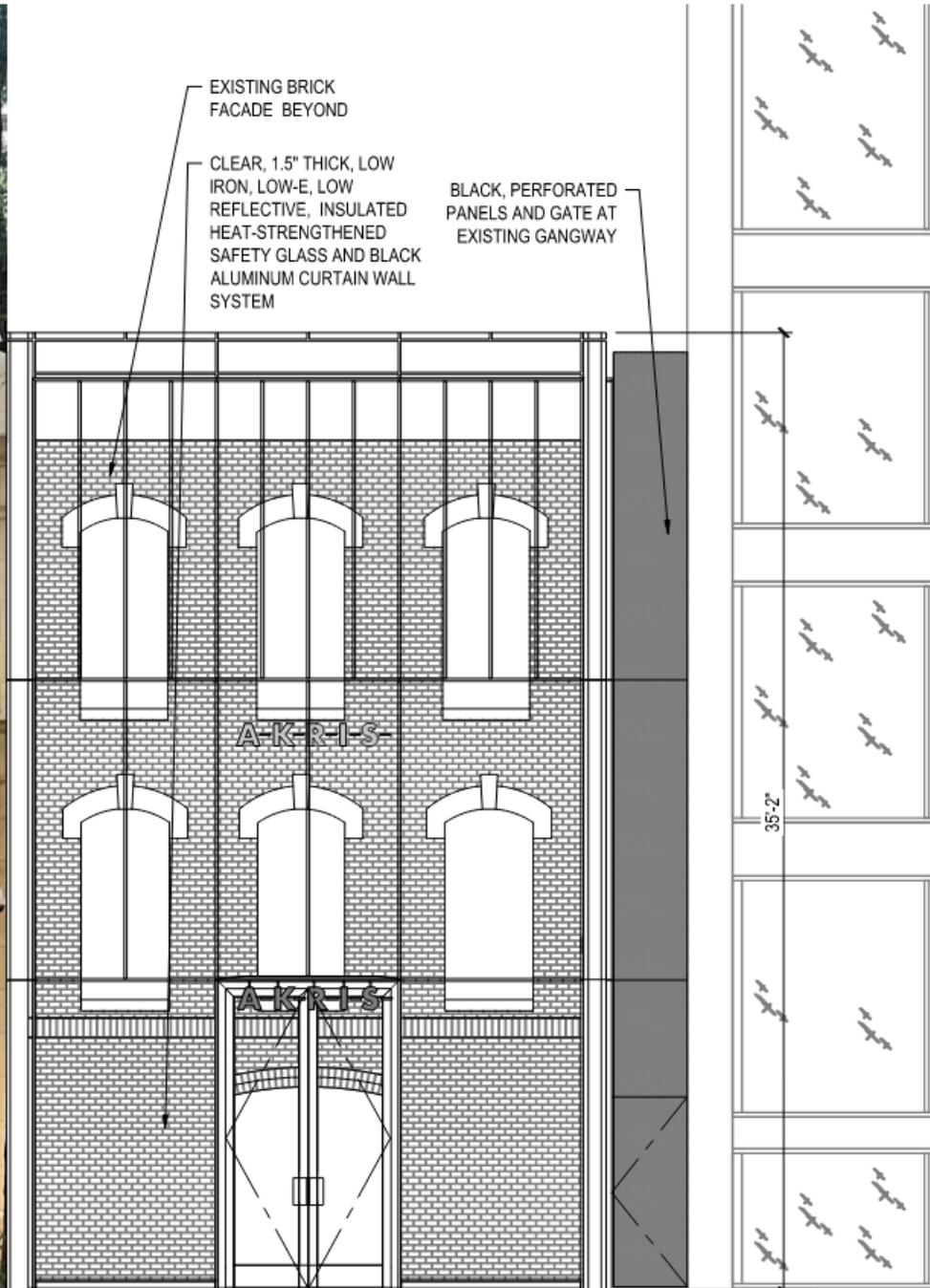
# PROPOSED ENLARGED ENTRANCE PLAN



# PROPOSED SECOND FLOOR PLAN



# PROPOSED ELEVATION





# PROPOSED RENDERING – DAY TIME



Refer to existing site photos for  
existing lamp posts and bike rack

# PROPOSED RENDERING – NIGHT TIME

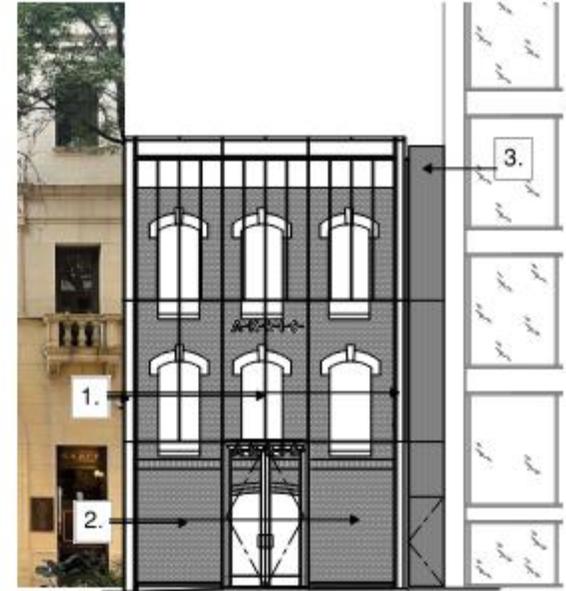


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# BUILDING MATERIALS AND DESIGN



A/ PROPOSED RENDERING



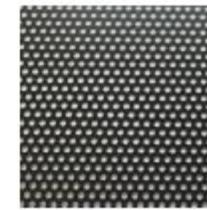
B/ PROPOSED ELEVATION



1. BLACK ALUMINUM  
PROFILES/SHEET



2. CLEAR, 1.5" THICK,  
LOW IRON, LOW-E, LOW  
REFLECTIVE,  
INSULATED  
HEAT-STRENGTHENED  
SAFETY GLASS



3. BLACK PERFORATED  
PANELS (not visible in  
rendering above - beyond glass  
facade)

# M/WBE PARTICIPATION, PUBLIC AND ECONOMIC BENEFIT

## M/WBE PARTICIPATION

The Applicant – Akris, was founded by the matriarch - Alice Kriemler-Schoch, more than 100 years ago. The company is currently owned and managed by Albert and Peter Kriemler – 3<sup>rd</sup> Generation of the Kriemler Family. After over a century of growth and success, Akris remains a true “family business”, with over 650 employees and executives worldwide, inclusive of all gender identities, cultures and races. At present time, a majority of such executives and employees are women, with a diverse representation of cultures and heritages.

Chipman Design Architecture, a nationally-recognized, family-owned architecture firm headquartered in the Chicagoland area, has held a Women's Business Enterprise (WBE) certification from WBENC since 2020. Led by CEO Lauren Chipman, the team champions diversity in both public and private sectors. This certification enables the firm to bring additional diversity and value to projects while supporting voices that are often overlooked.

## PUBLIC AND ECONOMIC BENEFIT

The construction budget for the entire project is \$4,900,000.00, with the glass addition accounting for just about \$1,410,000.00, which such monies are being invested into the community to ensure Akris' longevity and success.

It is anticipated that 125 local tradesmen will be employed throughout the course (construction) of the project, with at least 5 full-time employees from and residing in Chicago being hired to manage and operate the boutique.

# COMPLIANCE WITH THE LAKEFRONT PROTECTION ORDINANCE

The Department of Planning and Development has reviewed the proposal with regard to the requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed project would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, particularly:

By and through the reactivation and renovation of the existing commercial building that comprises the subject site, the Applicant will be introducing a new and distinctive clothing and accessories retailer to the world-renowned Oak Street Commercial Corridor, filling a vacancy that has been detracting from this otherwise vibrant streetscape for well-over two years. As an incidental and more far-reaching benefit to such reactivation, the proposed project will be enhancing the connection between the leisure time pursuits that draw natives and tourists alike to this Gold Coast neighborhood for shopping and entertainment and the plentitude of extracurricular activities available at and around the nearby lakefront and public parks, including the diverse attractions and recreational endeavors available at Oak Street Beach and Lincoln Park, just a short walk and/or bike ride from the subject site.

The design and programming for the proposed reactivation and renovation of the existing commercial-retail building that comprises the subject property was created with significant deference and consideration to public safety. Accordingly, the Applicant's plan of operation for their new store calls for the provision of certified and trained security personnel at the entrance of the store – who will be visible from the public ways and who will be solely responsible for controlling access to and from the site.

The proposed improvements have been presented to Alderman Reilly and at community meetings and have also been reviewed with DPD, CDOT, MOPD, CFD and DOB's Office of Stormwater Maintenance, to ensure proper coordination and planning for this area.

The proposal promotes and protects the health, safety, comfort, convenience, and the general welfare of the people, and conserves natural resources by improving a currently vacant site with a proposed retail use. The project will not adversely impact the natural resources of the area.

# DPD RECOMMENDATIONS

The Department of Planning and Development has reviewed the proposal with regard to the requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed project would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, particularly:

- LPO Policy No. 6: By and through the reactivation and renovation of the existing commercial building that comprises the subject site, the Applicant will be introducing a new and distinctive clothing and accessories retailer to the world-renowned Oak Street Commercial Corridor, filling a vacancy that has been detracting from this otherwise vibrant streetscape for over two years. The proposed project will be enhancing the connection between the leisure time pursuits that draw natives and tourists alike to this Gold Coast neighborhood for shopping, entertainment, and the plenitude of extracurricular activities available at and around the nearby lakefront and public parks.
- LPO Policy No. 8: The proposal increases personal safety by improving a currently vacant property. The design and programming for the proposed reactivation and renovation of the existing commercial-retail building that comprises the subject property was created with deference and consideration to public safety. The Applicant's plan of operation for their new store calls for the provision of certified and trained security personnel at the entrance of the store, who will be visible from the public ways and who will be solely responsible for controlling access to and from the site.
- LPO Purpose 1: The proposal promotes and protects the health, safety, comfort, convenience, and the general welfare of the people, and conserves natural resources by improving a currently vacant site with a proposed retail use. The project will not adversely impact the natural resources of the area.
- Alderman Brendan Reilly is in support of this project.



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