



ORIGINAL PROPOSAL



REVISED BUILDING









Halsted Relocation: Revised Proposed Building

	Originally Proposed Building	Proposed Building	C1-5 Zoning	Current Zoning
Building Area	88,600 SF	75,180 SF	89,655 SF	39,448 SF
Height	80'	69'	80'	50'

Community Requested Design Changes

First Floor

- Significant glass added to highlight commercial spaces and lighten the first floor.
- Commercial spaces will be leased or used by Howard Brown.
- Awning added to make the building more approachable from street level.

Fifth and Sixth Floors

- Removed 6th floor decreasing eight by 10 feet
- Increased the set-back from 9 feet to 14 feet on both Halsted and Cornelia
- From the ground, deeper set-back obscures (fully or partially, depending on the perspective) 5th floor
- Outdoor canopy eliminated to minimize overall building impact.

Overall Design

- Changed the color of the brick to better match the neighborhood.
- Combined increased the use of glass to lighten the impact of the building.
- Sun study shows that the building casts minimal shadows only during winter months in the morning on Halsted neighbors.