



3350-3352 N. HALSTED
THE TRYST CHICAGO
PLANNED DEVELOPMENT APPLICATION
02/25/2026





Rationale for Design and Programming / Design Thesis:

We took inspiration from other Chicago neighborhoods, specifically West Loop and River North, to infuse Halsted with an inspired, new marquee destination. The building presents a real difference from the other new developments on Halsted (The newly proposed Hotel by Mens Room and the new Howard Brown) as it introduces luxury, form, and function in new and compelling ways. This building aims to improve upon the already vibrant and historic block in which it exists.

Programming:

The building will contain 21 hotel rooms (with two conjoinable rooms), a restaurant with main kitchen and prep kitchen, a venue space, and a rooftop pool that can operate year round.

Level one contains several interconnected spaces that allow for operational flexibility. The Hotel, the Restaurant, and the Venue are able to function as 3 individual entities or open up to one another. It was critical to blend these programs for The Tryst Hotel operations. This will allow for a flourishing day to night experience, and for The Tryst Hotel to bring its own unique personality to North Halsted.

The building contains a light well that extends from the rooftop level down to level 1, bringing natural light into the south-facing hotel rooms, and to level 1 to maximize space and vibrancy of the spaces. Primarily, the light well allows for additional hotel rooms to have access to natural light and fresh air.

The rooftop level contains two private pools and bar space for the Tryst Hotel. The rooftop is primarily made up of glass on 3 of 4 sides as an attempt to reduce the overall perceived height of the building. The proposed rooftop floor elevation is just high enough to clear the south neighboring building, allowing for skyline views. 3000 sqft of the rooftop is proposed to be enclosed by a retractable roof. This space is planned to be operable year round similar to other enclosed rooftops in Chicago. The overall proposed building height is 75'.

Exterior:

The exterior presents an elegant, yet familiar building facade that pushes the envelope of what new developments should look like, allowing The Tryst - Chicago to make a profound impact on North Halsted. This new Tryst Hotel is heavily inspired by Chicago architecture, Chicago scale and proportions, historic Chicago styles, and materials such as steel, brick, and glass.

The 3 Bay approach splits the building nicely into restaurant/bar and hotel, while also dividing the hotel rooms above in a sensible way. Balconies are then introduced to articulate the facade and make the building engage with the streetscape while providing a premium amenity to the hotel units that face Halsted.

From the vantage point of Halsted, the proposed height, with its setback roof structure, is imperceivable, preserving the existing streetscape's rhythm and scale. To deepen engagement with place, the facade has been infused with greenery—vertical planting and integrated vegetation—advancing biophilic design strategies that enrich the sensory human experience along Halsted.

We also recognize that this project needs to take a stance on the Halsted Architectural Vernacular- balancing new and old. The project presents bold forms with familiar materials. The material palette hints to the previous DS Tequila building while also being bold and sleek to create a new look for The Tryst properties.

NEWPORT AVE. DISTRICT

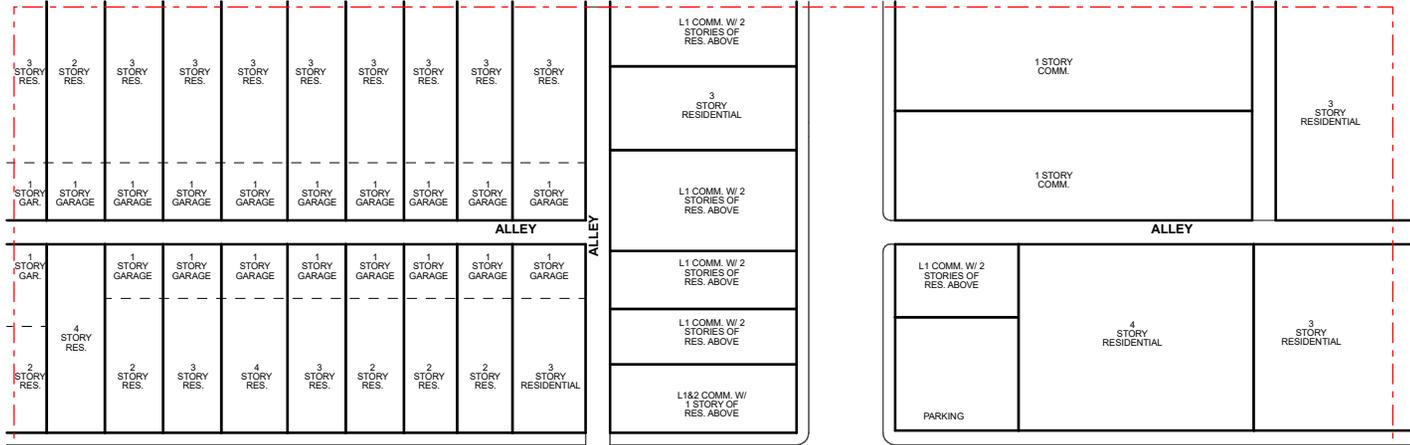


Existing Zoning Map

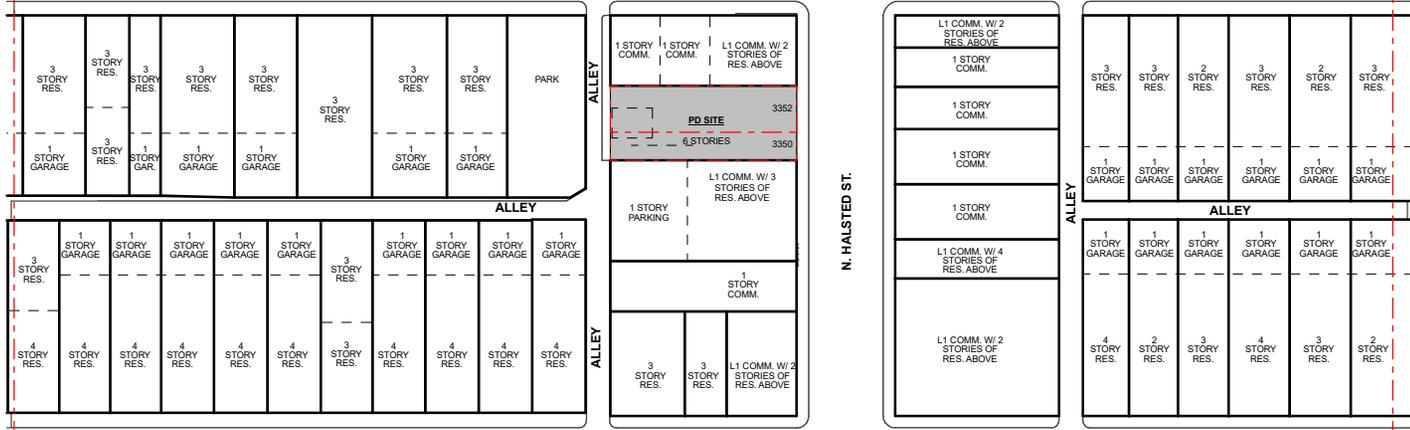
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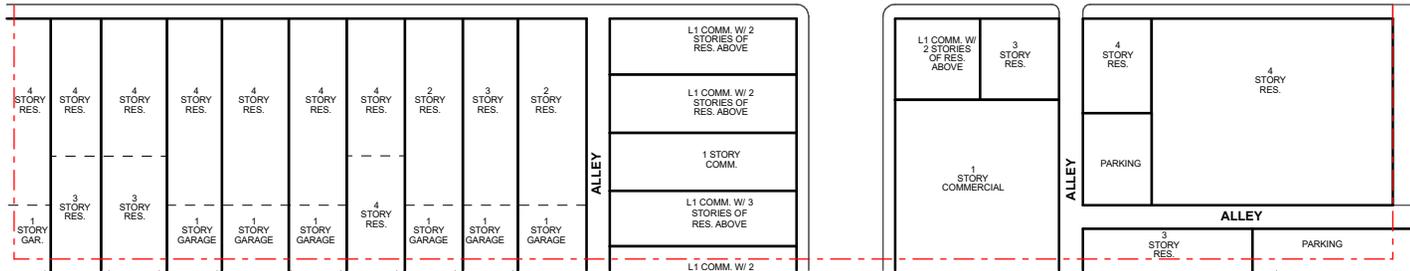
NEWPORT AVE. DISTRICT



W. ROSCOE ST.



W. BUCKINGHAM PL.



Existing Land-Use Map

SCALE: 1/128"= 1'-0"





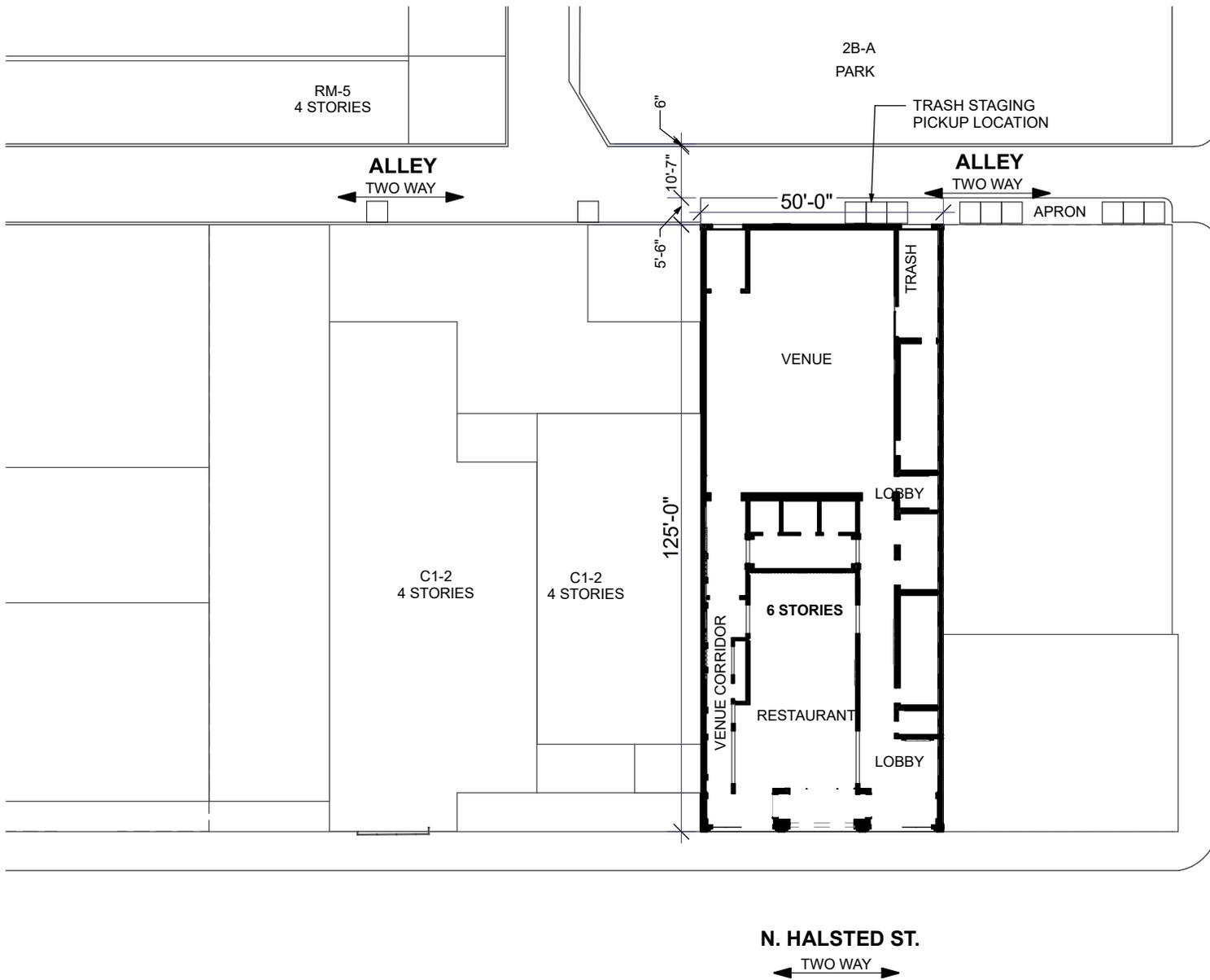
Proposed PD Boundary

SCALE: 1/32" = 1'-0"





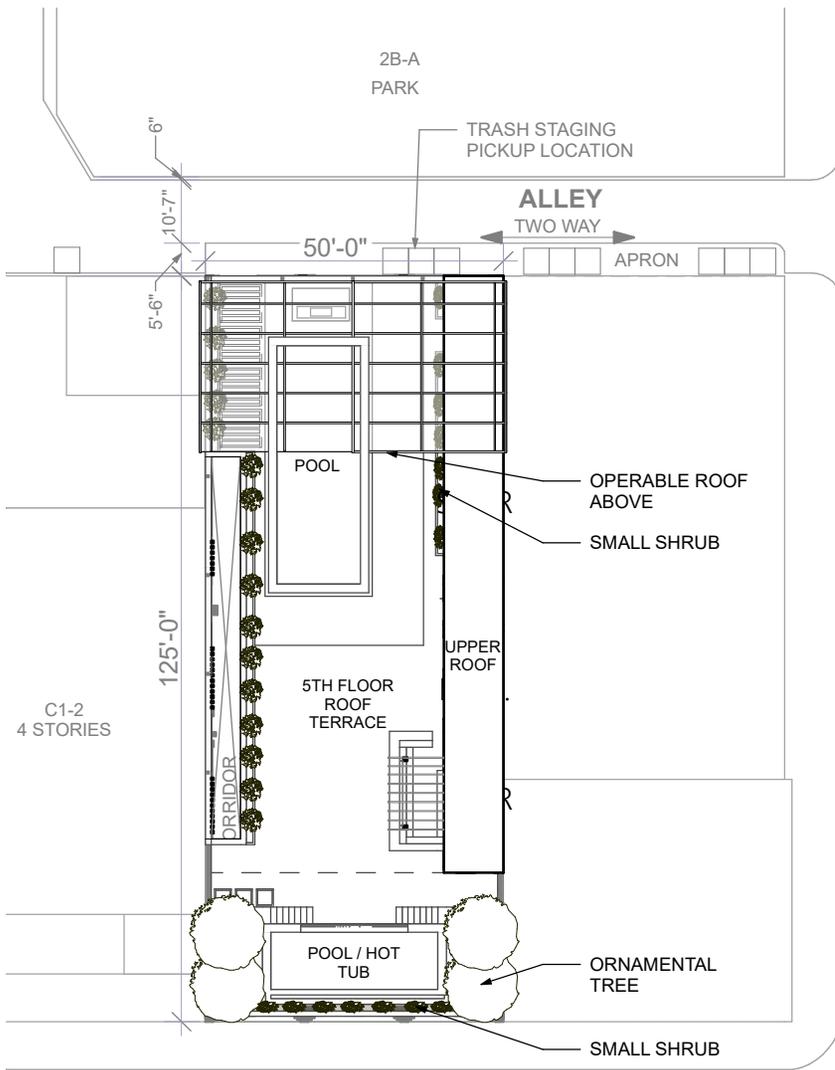




Site Plan, Landscape Plan & Ground Floor Plan

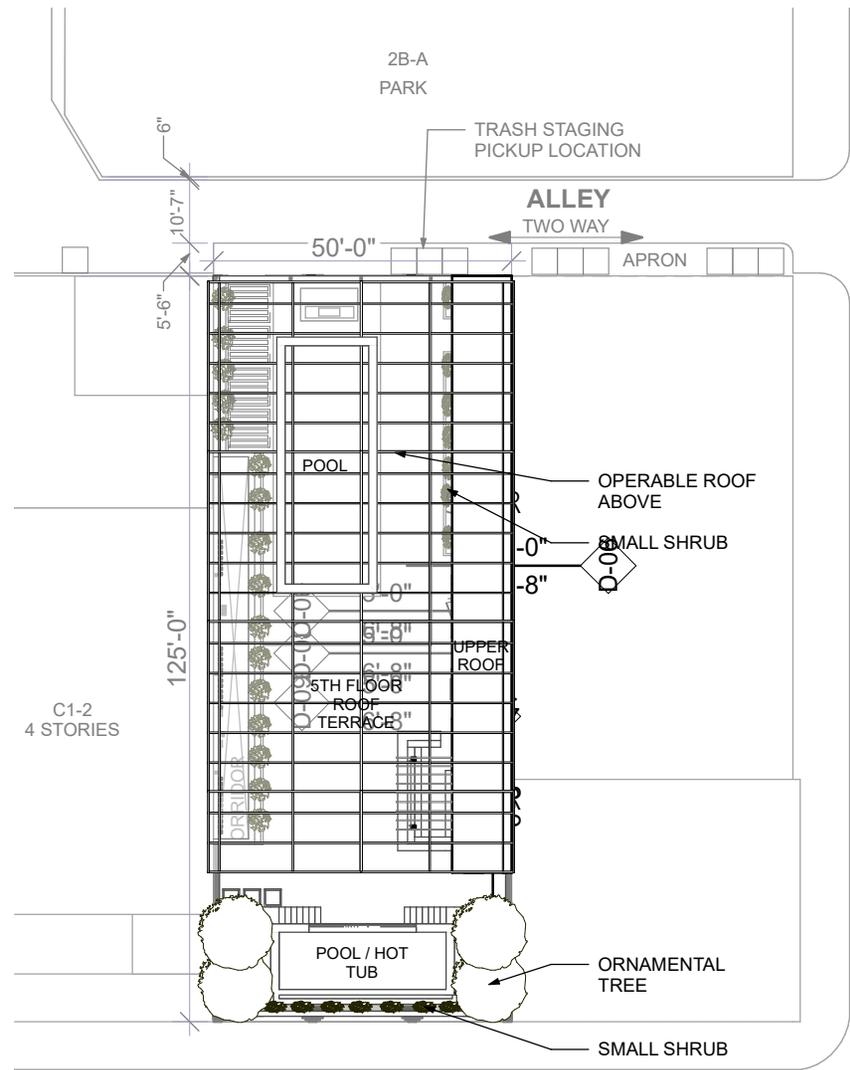
SCALE: 1/32" = 1'-0"





Green Roof Plan - Open Roof

SCALE: 1/32" = 1'-0"



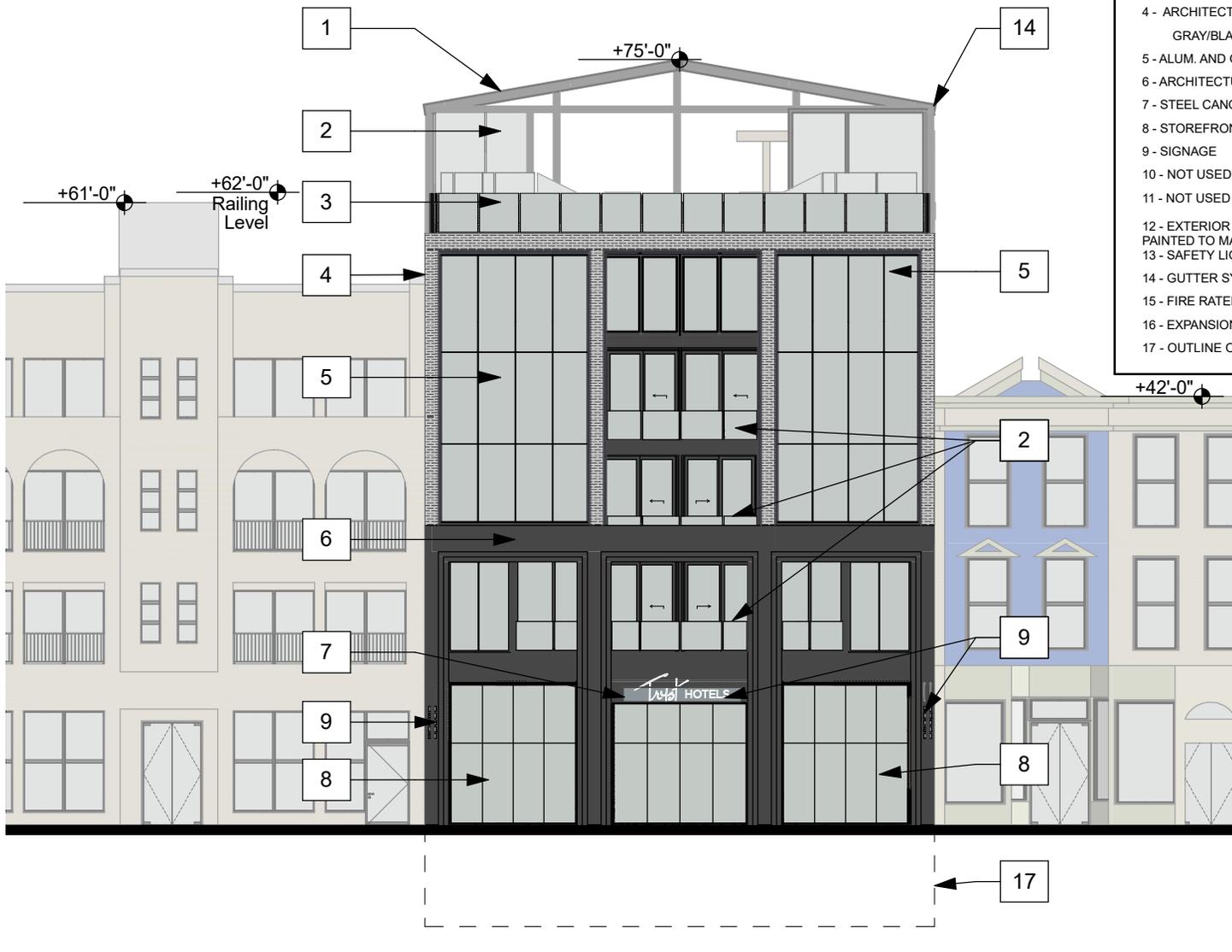
Green Roof Plan - Closed Roof

SCALE: 1/32" = 1'-0"





East Context Elevation



KEY NOTE LEGEND:

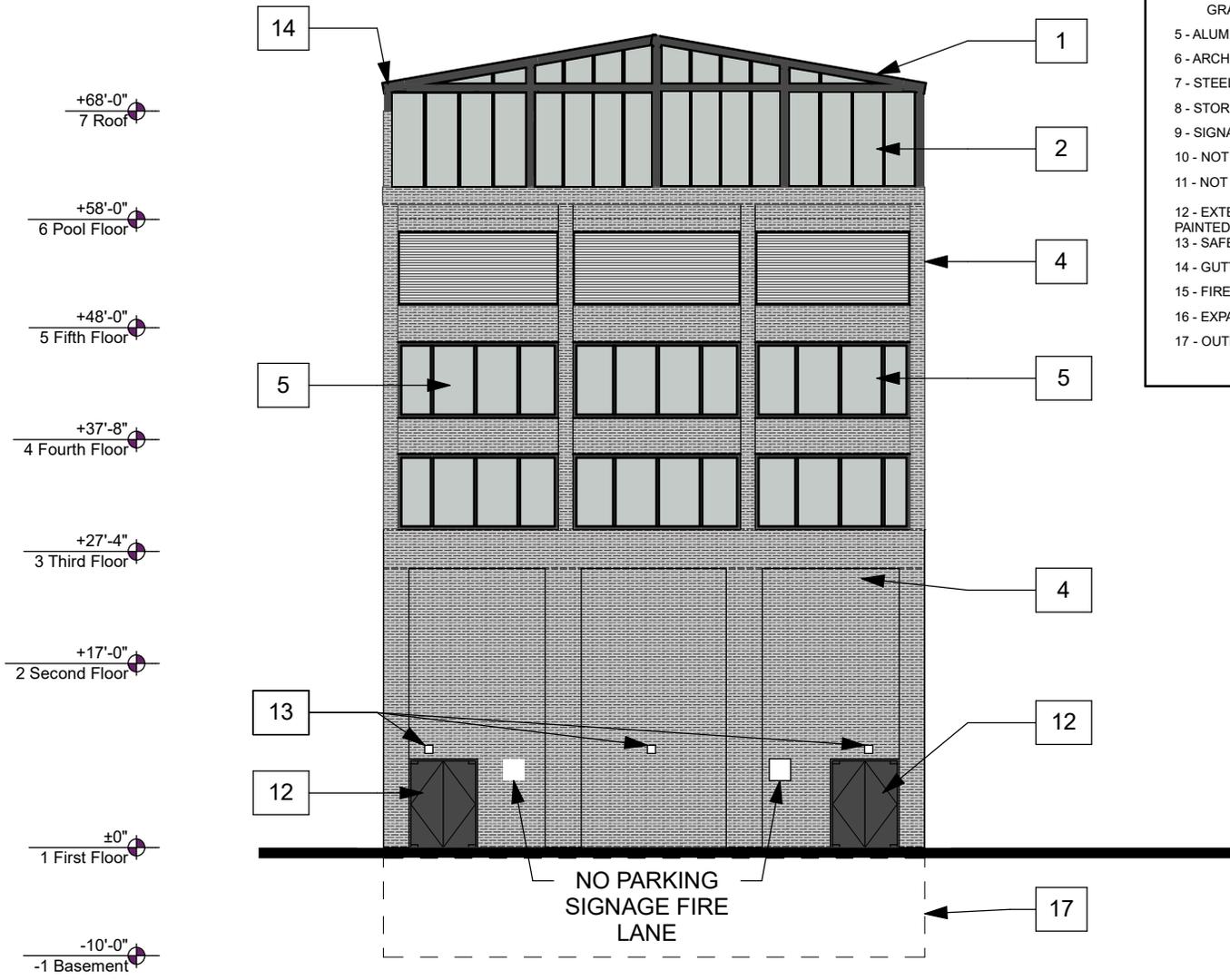
- 1 - METAL AND GLASS RETRACTABLE ROOF
- 2 - METAL AND GLASS CURTAIN WALL
- 3 - METAL AND GLASS RAILING
- 4 - ARCHITECTURAL BRICK - RUNNING BOND - COLOR: DARK GRAY/BLACK
- 5 - ALUM. AND GLASS WINDOW SYSTEM BUTT GLAZED
- 6 - ARCHITECTURAL METAL PANEL SYSTEM
- 7 - STEEL CANOPY - COLOR: BLACK
- 8 - STOREFRONT DOORS - FULL GLASS
- 9 - SIGNAGE
- 10 - NOT USED
- 11 - NOT USED
- 12 - EXTERIOR INSULATED METAL DOORS - FLUSH - COLOR: PAINTED TO MATCH GRAY/BLACK BRICK
- 13 - SAFETY LIGHTING
- 14 - GUTTER SYSTEM
- 15 - FIRE RATED WALL - BRICK MASONRY RUNNING BOND
- 16 - EXPANSION JOINT
- 17 - OUTLINE OF BASEMENT

East Elevation

SCALE: 1/16" = 1'-0"

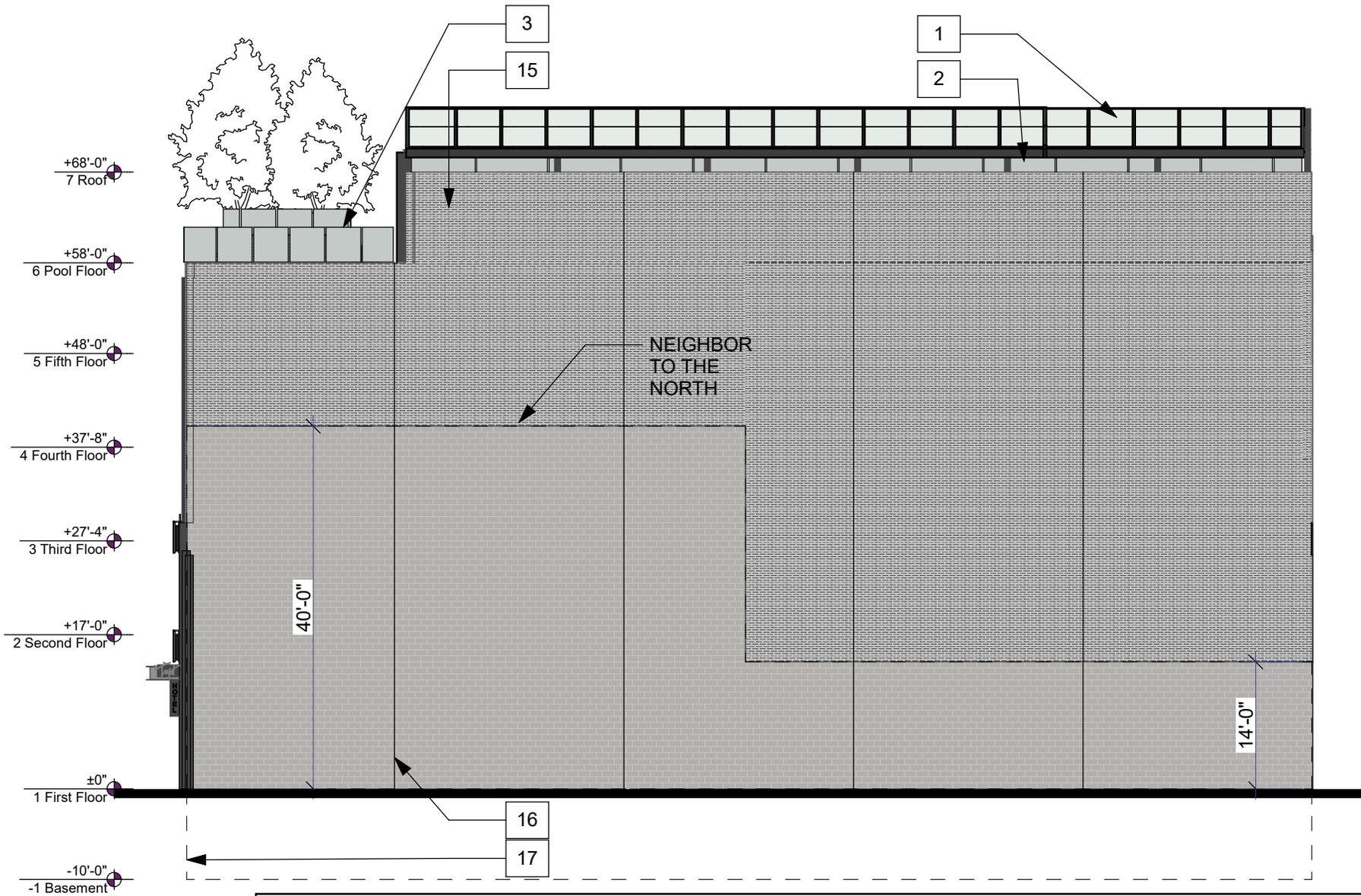
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West Elevation

SCALE: 1/16" = 1'-0"



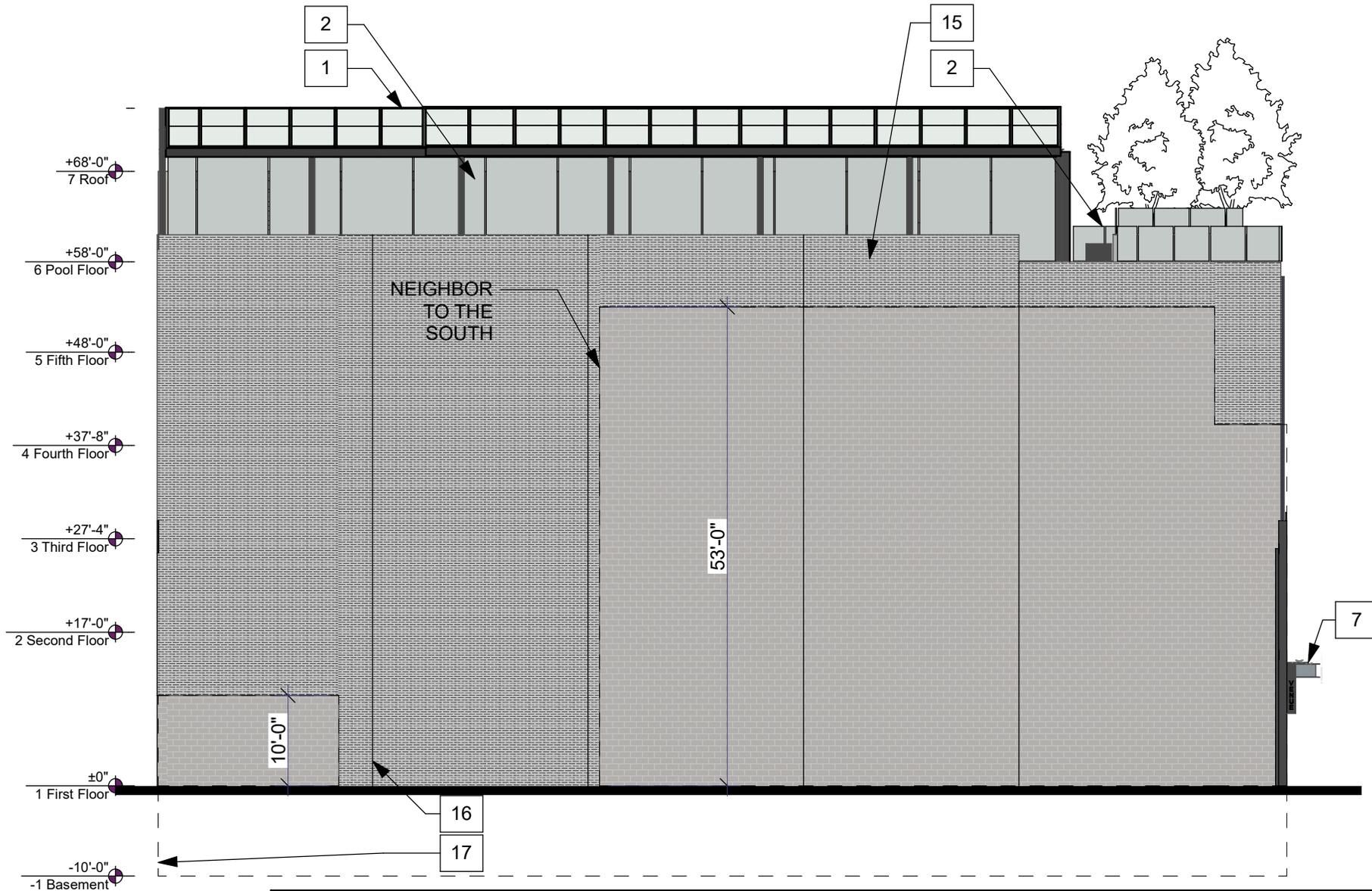
North Elevation

SCALE: 1/16" = 1'-0"

KEY NOTE LEGEND:

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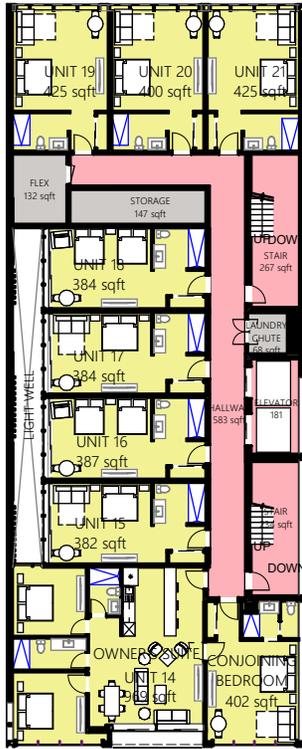


South Elevation

SCALE: 1/16" = 1'-0"

KEY NOTE LEGEND:

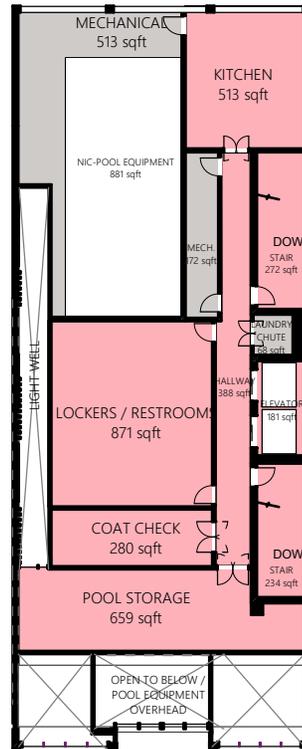
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8 HOTEL ROOMS +
1 CONJOINING BEDROOM

Fourth Floor

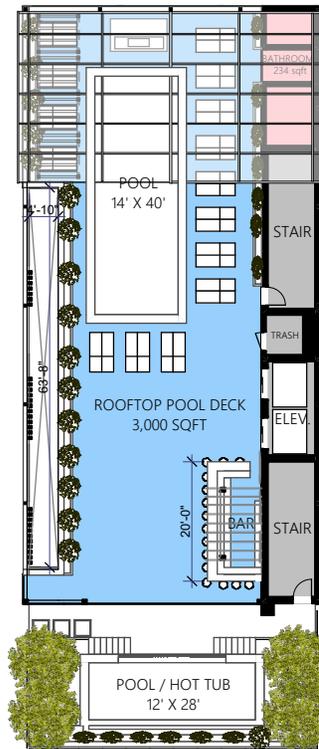
SCALE: 1/32" = 1'-0"



KITCHEN
POOL EQUIPMENT
LOCKERS/RESTROOMS
COAT CHECK

Fifth Floor

SCALE: 1/32" = 1'-0"



ROOFTOP POOL DECK
3,000 SQFT - 400 OCCUPANTS
2 POOLS

Roof Plan

SCALE: 1/32" = 1'-0"



Tryst HOTELS

NEWLOOK
DESIGN | BUILD | DEVELOP



Tryst HOTELS

NEWLOOK
DESIGN | BUILD | DEVELOP



Tryst HOTELS

NEWLOOK
DESIGN | BUILD | DEVELOP



Trust HOTELS

NEWLOOK
DESIGN | BUILD | DEVELOP



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