

Union Square *Chicago, Illinois*



The residential development of an entire city block in downtown Chicago included construction of a new building and the renovation and addition to an existing building. Union Square is a secure courtyard community composed of two buildings with parking below grade. The first building, an existing six story industrial structure, was renovated and enlarged to include four new 'Penthouse' floors. The second building, a new five story structure, was designed in a complimentary manner to maintain a consistent and unified image for the entire project. Bounded by Orleans, Hubbard, Kinzie and Franklin Streets, Union Square provides 217 loft dwellings that range between 700 and 2,000 sf.

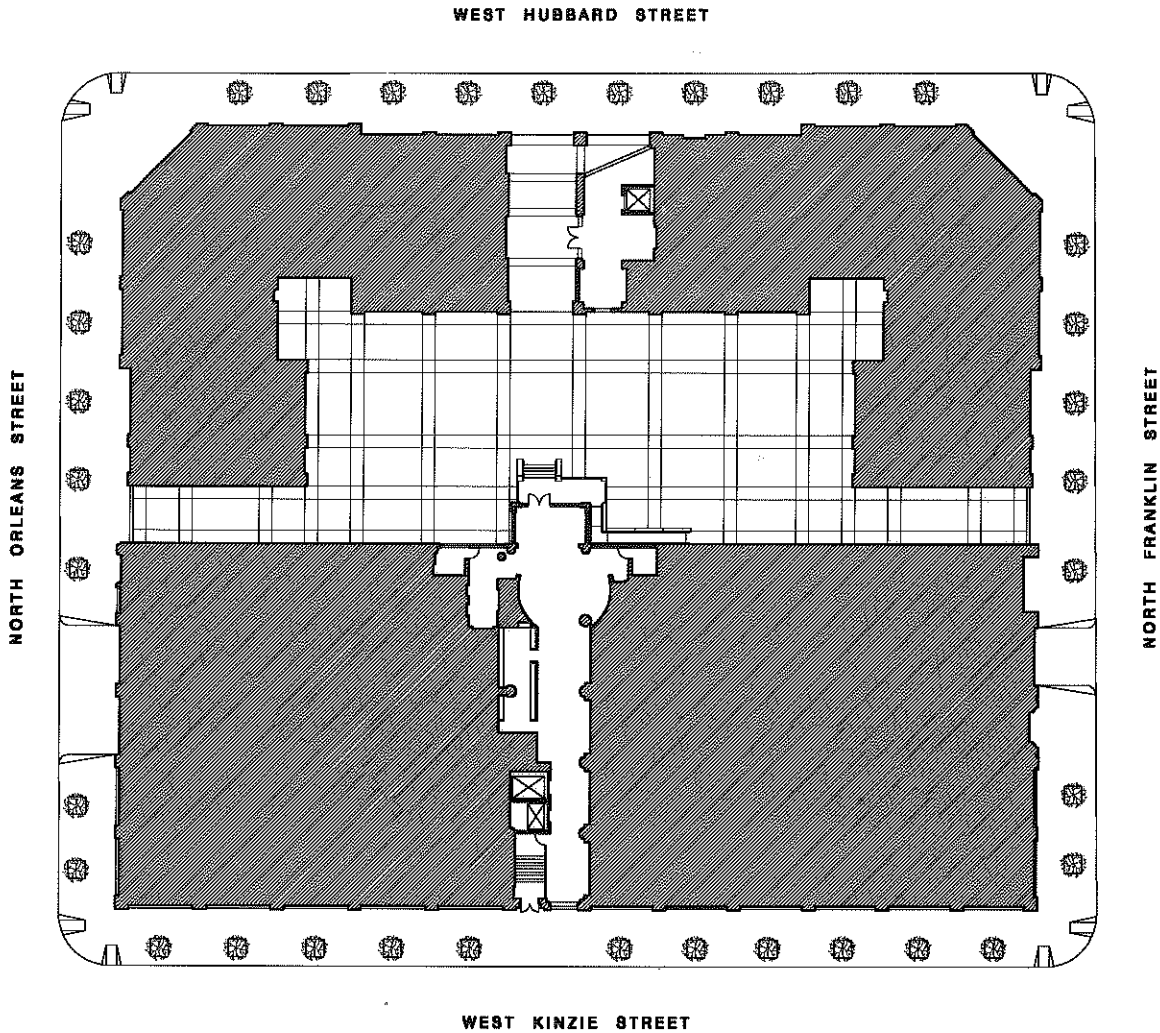


At 240,000 sf of residential area, the remodeling of the original building was a combination of restoration and new construction. The lower six floors of the building's exterior were sympathetically restored, maintaining the detail and articulation of the original design. The four newly constructed 'Penthouse' floors were set back from the original structure on the courtyard side of the development. Incorporating the rhythm and detail of the original structure, the new floors seamlessly link the new construction to the existing building and complete the composition with a subtle ornamental gesture at the top.



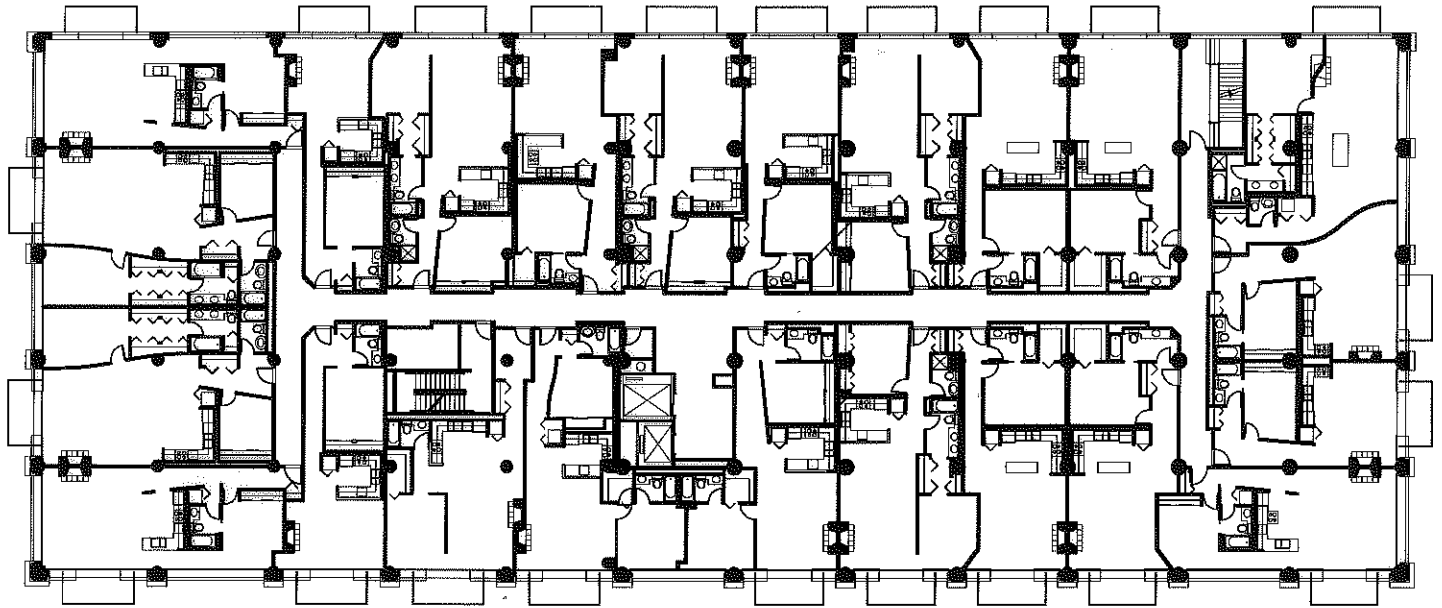
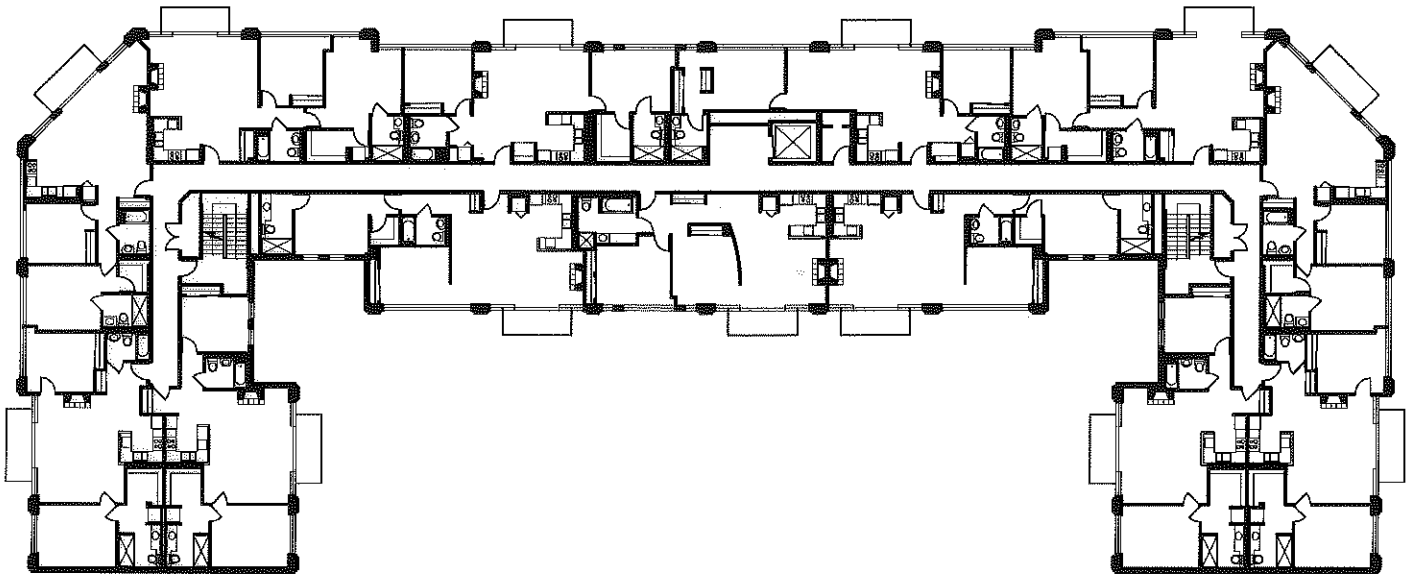
The five story newly constructed residential loft building maintains the consistency of the original structure's design concept, incorporating similar design features to reinforce the unified image of the entire development. The 'U' shape plan of the new building maintains the appropriate urban edge along the sidewalk, while creating the interior open courtyard which becomes the unique focal point of the project.





SITE PLAN

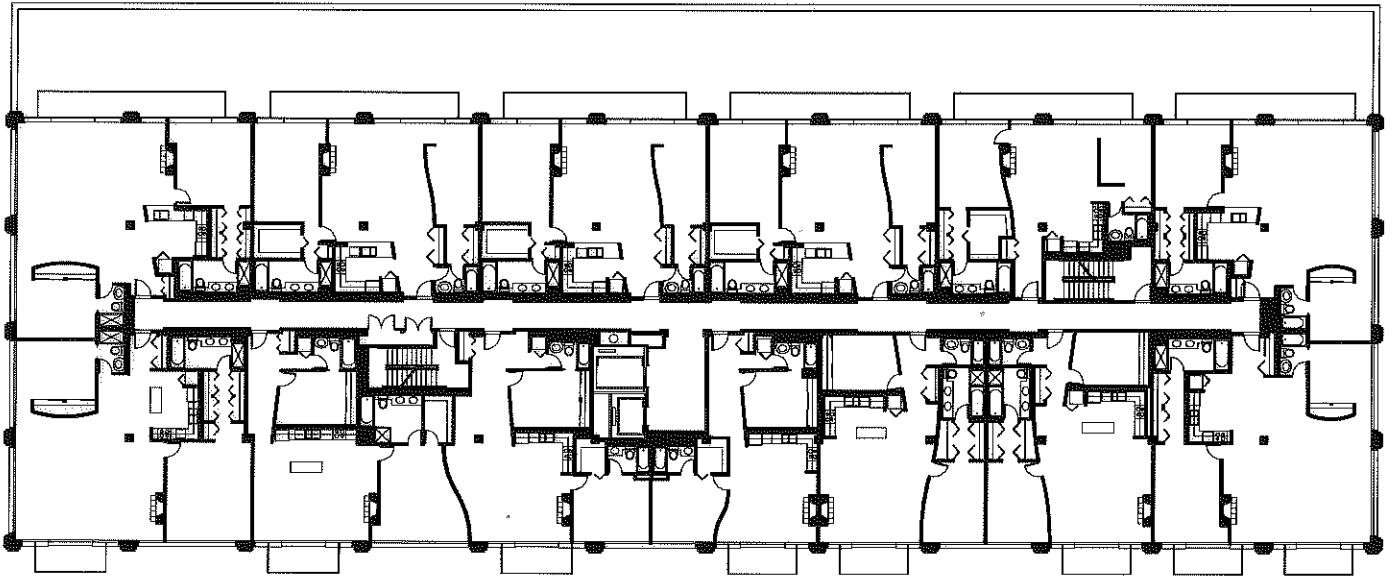
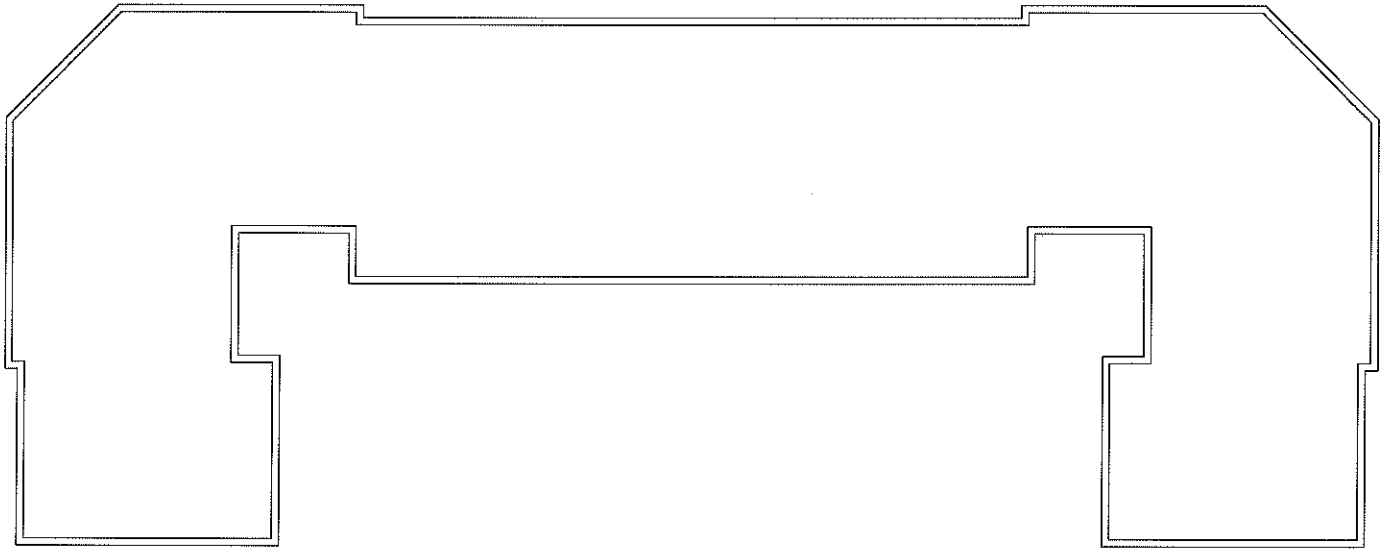




TYPICAL LOFT PLAN

0' 20' 50' 100'





TYPICAL PENTHOUSE PLAN



INLAND ARCHITECT

The Midwest Magazine of the Building Arts \$6.95

Union Square Prototype for Loft Design



Mr. Wright's Alive in the '90's • Sustainable Design: The Green Challenge • Women of the West Museum