


THAT WAS THEN / THIS IS NOW

Existing site consists of eleven (11) separate buildings that make up the majority of the city block between Lake St & Randolph St. from north to south, and Sangamon & Peoria west to east. The 11 buildings range in height from 2 to 4 stories and take up a total of 91,314 sq ft. The former user, Quality Foods, occupied the majority of these buildings where they operated as a wholesale food distributor since the 1960's. Prior users included wagon, buggy, and truck body manufacturers, clothing and cigar makers, and seed sellers.



ADDED APPROXIMATELY
350 JOBS TO THE
COMMUNITY



11 SEPARATE
BUILDINGS TOTAL
OF 91,314 SF



PHASE II TO INCLUDE
LUXURY APARTMENTS



BUILDINGS
CONSTRUCTED BETWEEN
1887 AND 1947



case study:
900 West
Chicago, Illinois

OKW was engaged by Tucker Development to create a mixed-use building in the heart of the Historic Fulton Market District. Ranging in height from two to four stories, we connected 11 existing buildings to accommodate retail and office uses. The design vision centered around enhancing the pedestrian experience and creating complementary spaces in support of the changing retail and office environment of the West Loop.

This adaptive re-use project preserved the historic masonry and steel facades, and reconfigured the buildings to provide 46,000 square feet of retail/ restaurant venues and 45,000 square feet of workplace area.

Successful construction was achieved on both the exterior and interior by preserving and re-creating historic elements, focusing on the heavy timber and steel strap construction, and by adherence to Fulton Market Historic Guidelines. With street frontage along Randolph, Lake, and Sangamon, the project stabilizes the block and creates a seamless pedestrian environment.

Bordered by Randolph, Lake, and Sangamon, 900 West is located in one of Chicago's most desirable neighborhoods. Driven by luxury consumer demographics and located just blocks from Soho House and the new McDonalds HQ, 900 West is ideally located for commercial success. Outdoor café opportunities and retail at grade level fosters evening activity and follows the dynamic street front character of the Fulton Market District. The project itself brings approximately 350 jobs to the area. Steps from the Morgan train stop and two blocks from the Madison bus, 900 West is a true example of a transit oriented development.

Before



Proposed Solution



After

