

## PLAZAS, PARKING GARAGES

# Mixed-Use Residential and Commercial Arcade



## DETAILS

### WORK

Parking Lot and Storefront Arcade Repair

### LOCATION

North Shore, IL

### BUDGET AND SCOPE

Price: \$1.6M; 18,000 SQFT

### OWNER

Mid-America Asset Management Inc.

### ARCHITECT/ENGINEER

Wiss, Janney, Elstner, Inc.

## PROBLEM

A nine-year-old supported parking lot experienced water leakage into the underground level. This caused the management company to fear long-term deterioration of the structural slab. Retail shops needed to remain open during repairs and working at night was not permitted due to the residential space above the storefronts. Minimal lane closures and special event disruptions were required for this high profile location along a congested road.

## SOLUTION

- Removed every SQFT of material from the storefronts out to the street (pavers, topping slab and membrane) and repaired the structural slab
- Reinstalled all original concrete design elements and brick pavers
- Established four project phases to accommodate the retail space and the requirements of the city
- Kept stores open 100% of the time by building ramps to the stores for shoppers and residents



## Since 1957

**Zera is an expert in Concrete & Structural Restoration repairs of all kinds, including:**

Garage Restoration ■ Building Restoration ■ Historical Landmarks ■ Facade Restoration ■ Plazas ■ Stadiums ■ Vaulted Sidewalks