



CHICAGO PLAN COMMISSION

The 1901 Project - 1901 West Madison Street – PD 522 Amendment

Near West Side / 27th Ward / Alderman Burnett

Developer: United Center Joint Venture

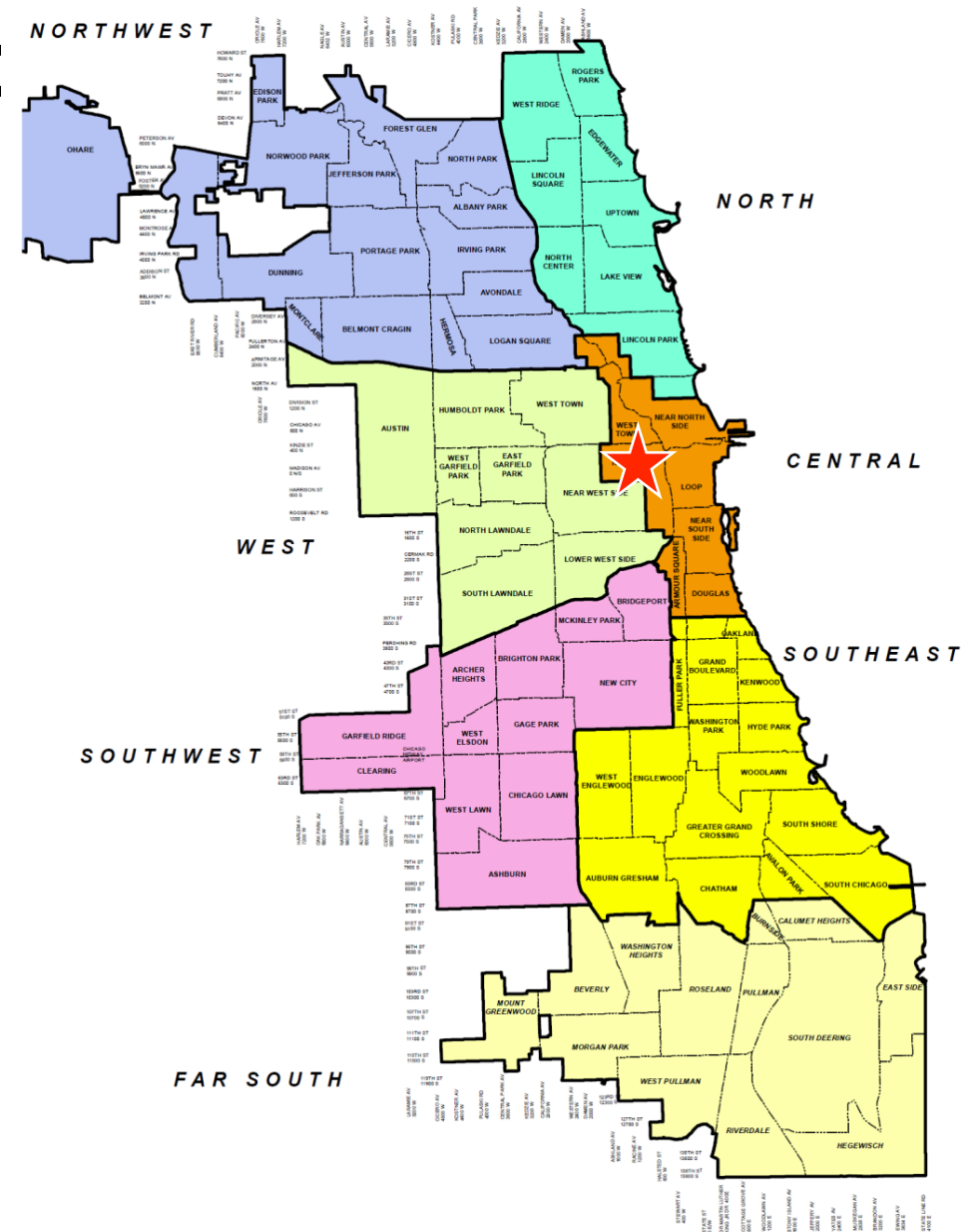
Architect: RIOS

Attorney: DLA Piper

01/16/2025

Community Area Snapshot

CATEGORY	NEAR WEST SIDE	CHICAGO
Population	65,581	2,721,914
White	43.4%	32.7%
Hispanic or Latino	10.3%	29.0%
Black	24.3%	28.4%
Asian	17.7%	6.9%
Other	4.4%	3.0%
Population Change (2010-2022)	19.5%	1.0%
Average Household Size	1.9	2.4
Median Age	32	35.3
Bachelor's Degree or Higher	69.8%	42.4%
Foreign Born	17.2%	20.2%
Median Household Income	\$106,955	\$71,673

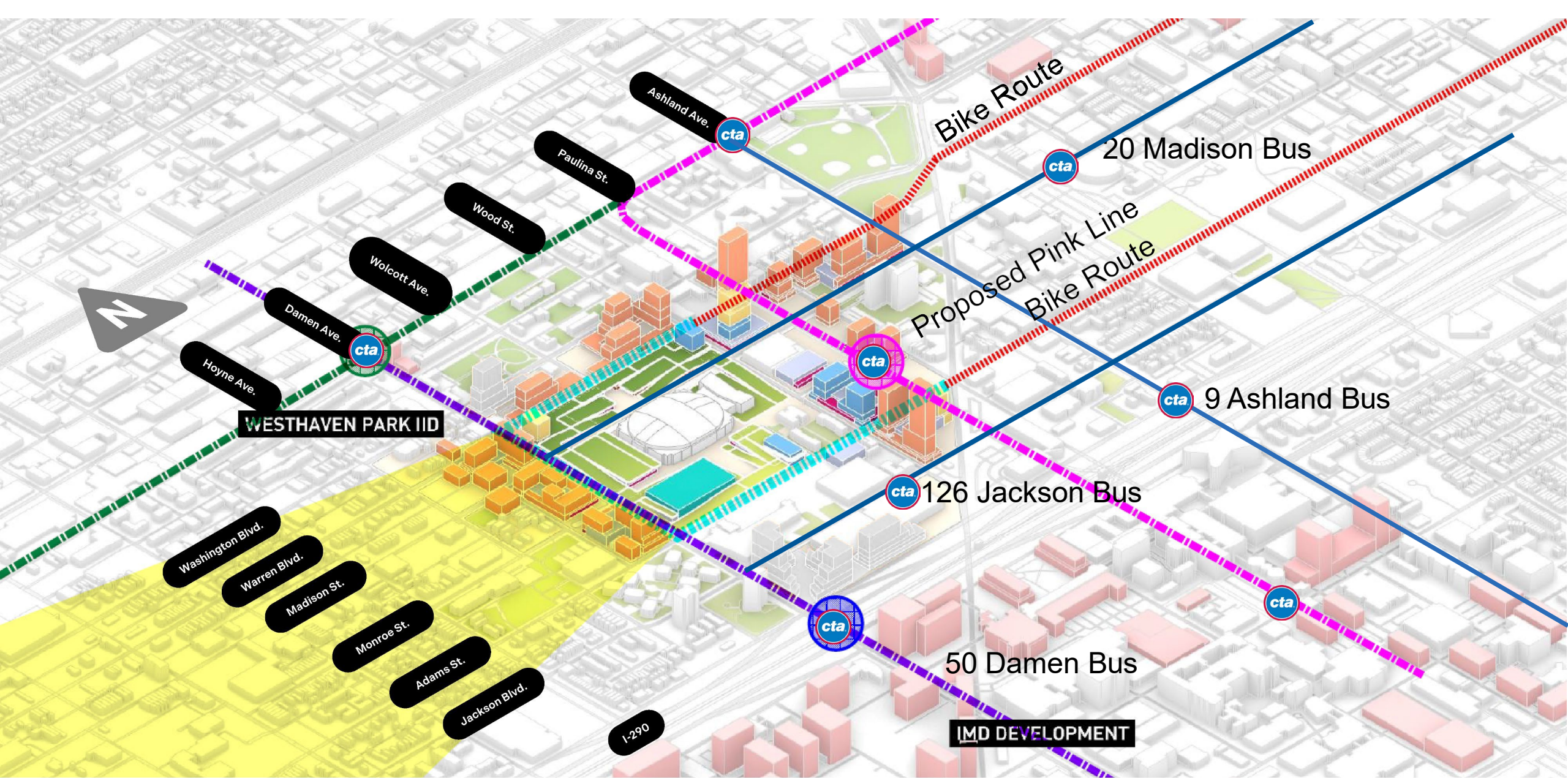




AERIAL VIEW FROM SOUTHWEST LOOKING NORTHEAST DIRECTION – CURRENT BUILDING HEIGHTS



AERIAL VIEW FROM NORTHEAST – CURRENT BUILDING HEIGHTS



1. Continued Promise to Invest in Chicago's West Side
2. Cultivate Next-Generation Growth
3. Develop a Neighborhood-of-Choice

**PROMOTE INCLUSIVE & EQUITABLE
GROWTH WITH SUSTAINABLE
DEVELOPMENT TO HELP SHAPE THE
NEXT CHAPTER OF CHICAGO'S WEST
SIDE**





1 Additional Mid-Size **Venue**

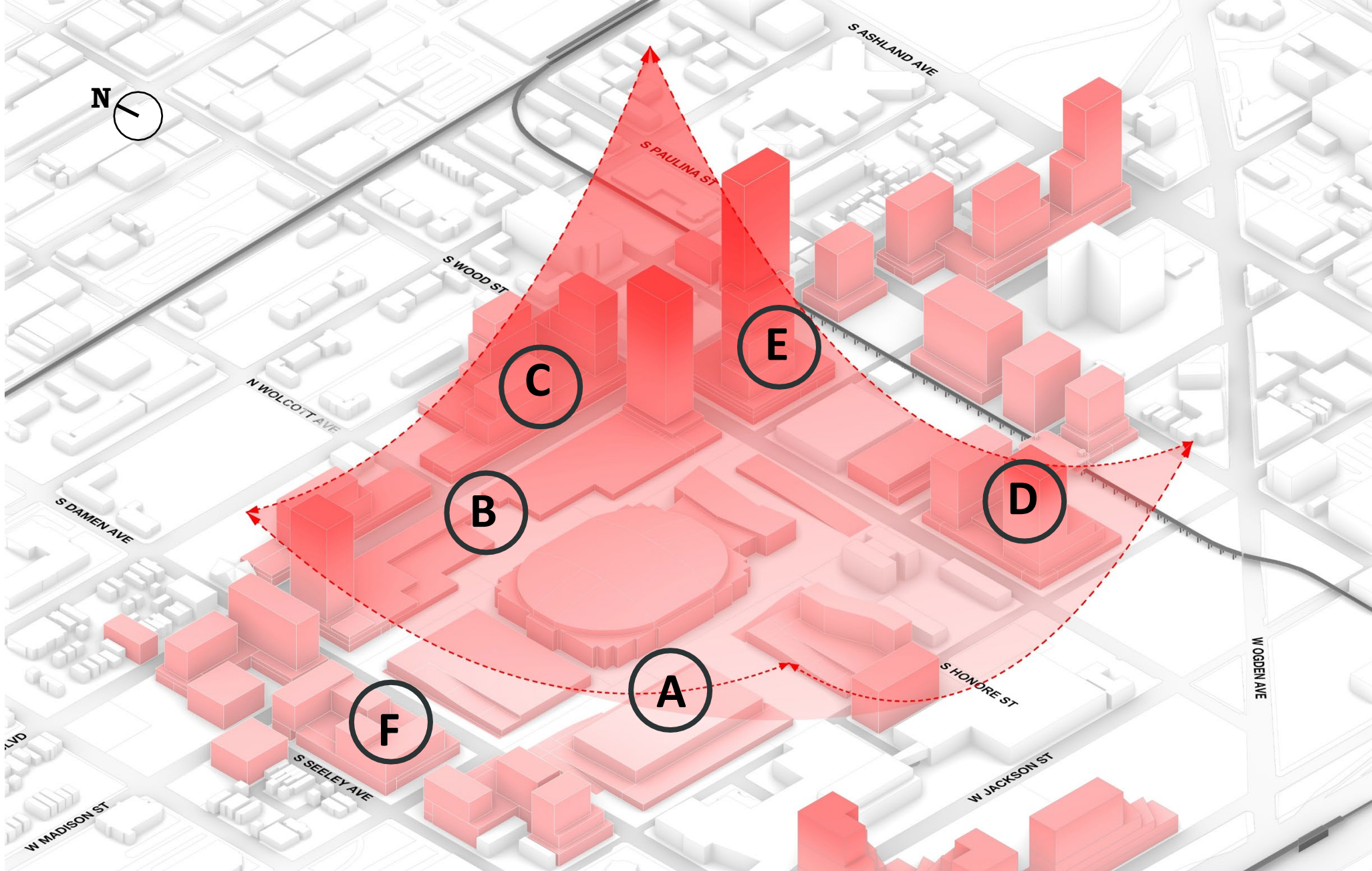
25+ Acres of **Open Space**

9.5K Residential Units

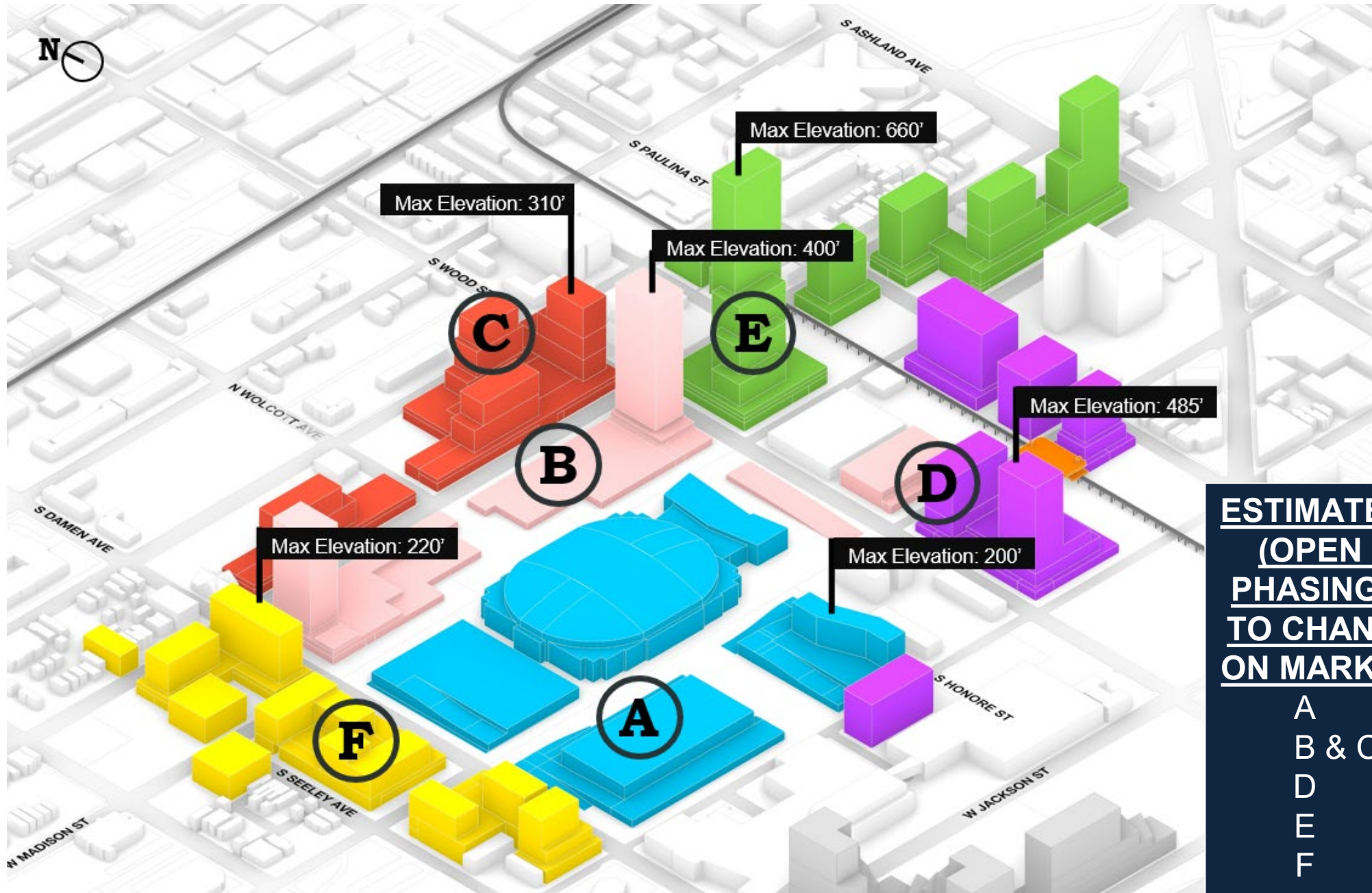
1.3K Hotel Keys

660K Square Feet of **Office Space**

670K Square Feet of **Retail**



AERIAL VIEW FROM SOUTHWEST LOOKING NORTHEAST DIRECTION – MASSING APPROACH



**ESTIMATED PHASES
(OPEN DATES &
PHASING SUBJECT
TO CHANGE BASED
ON MARKET NEEDS)**

A	2028
B & C	2031
D	2034
E	2037
F	2040

Pedestrian Context

HUMAN SCALE

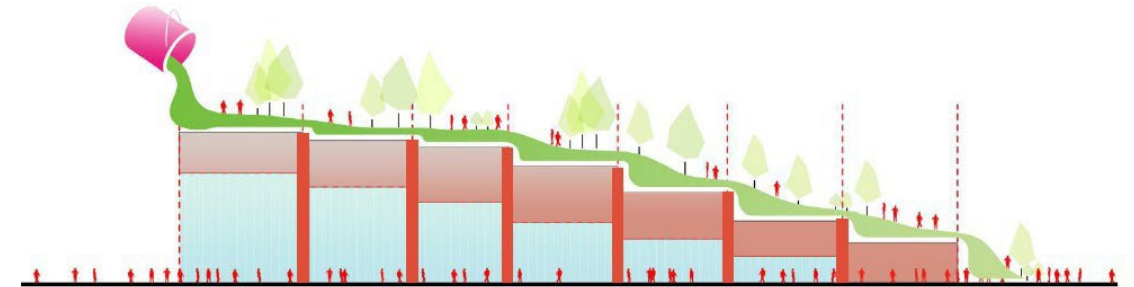
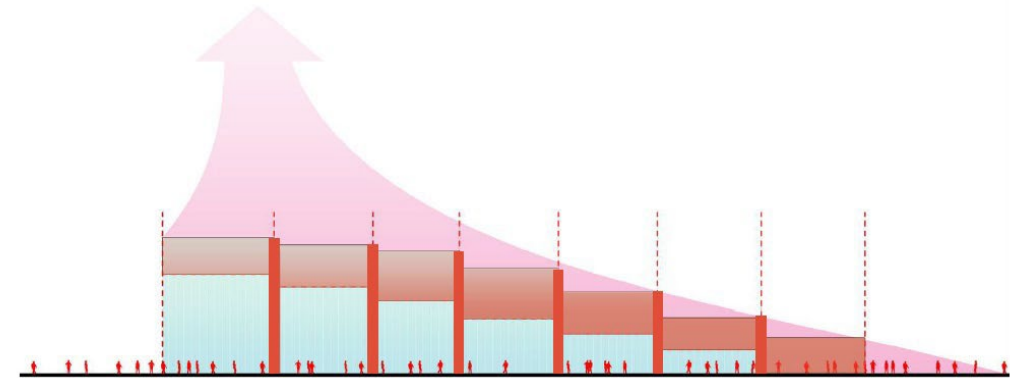
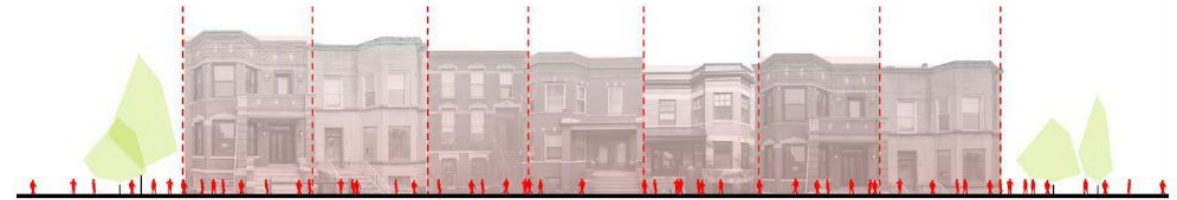
The rhythm of the historic fabric allowed for a diverse architectural expression while maintaining order and a scale that promoted pedestrian activity.

OPEN GROUND FLOOR

Maintain scale and rhythm of historic fabric while opening up the ground plane to allow for physical and visual porosity.

LANDSCAPE + ROOFSCAPE

Resultant form allows for the roof to become an extension of the ground plane - a landform and landscape for gathering.



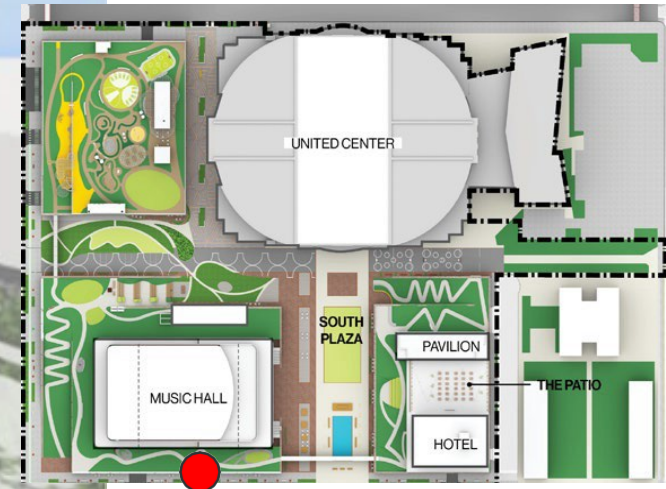
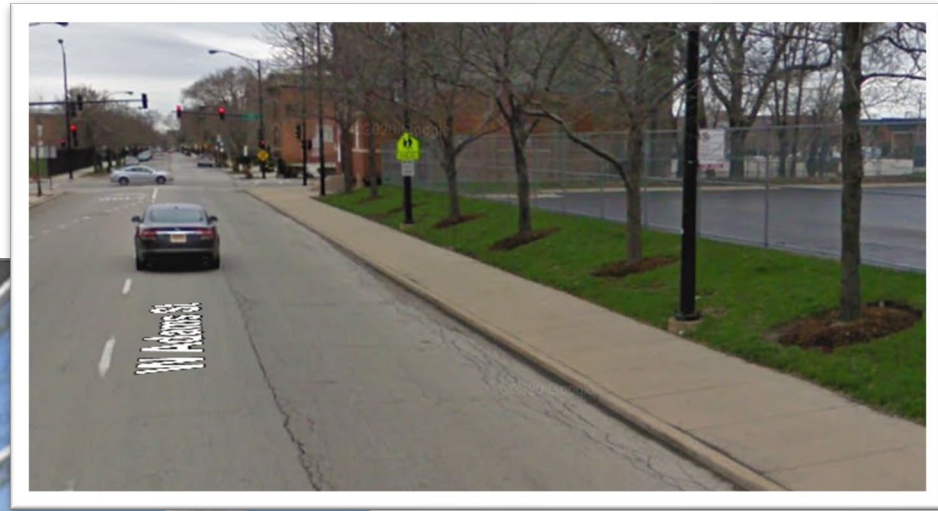
Pedestrian Context

ENTRANCE FROM ADAMS ST AND DAMEN AVE



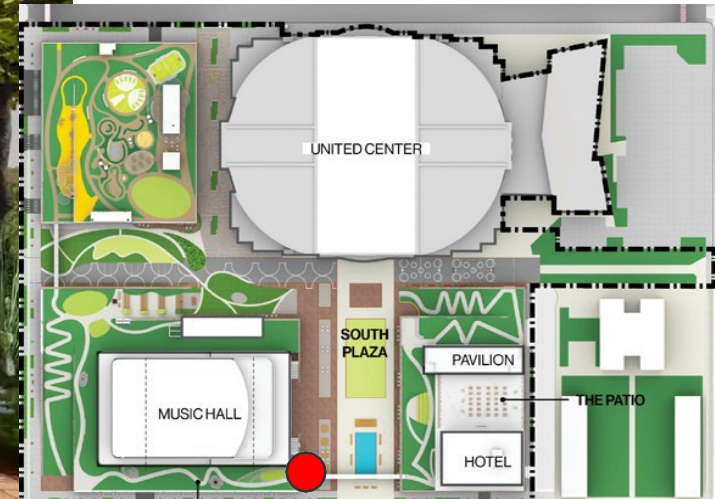
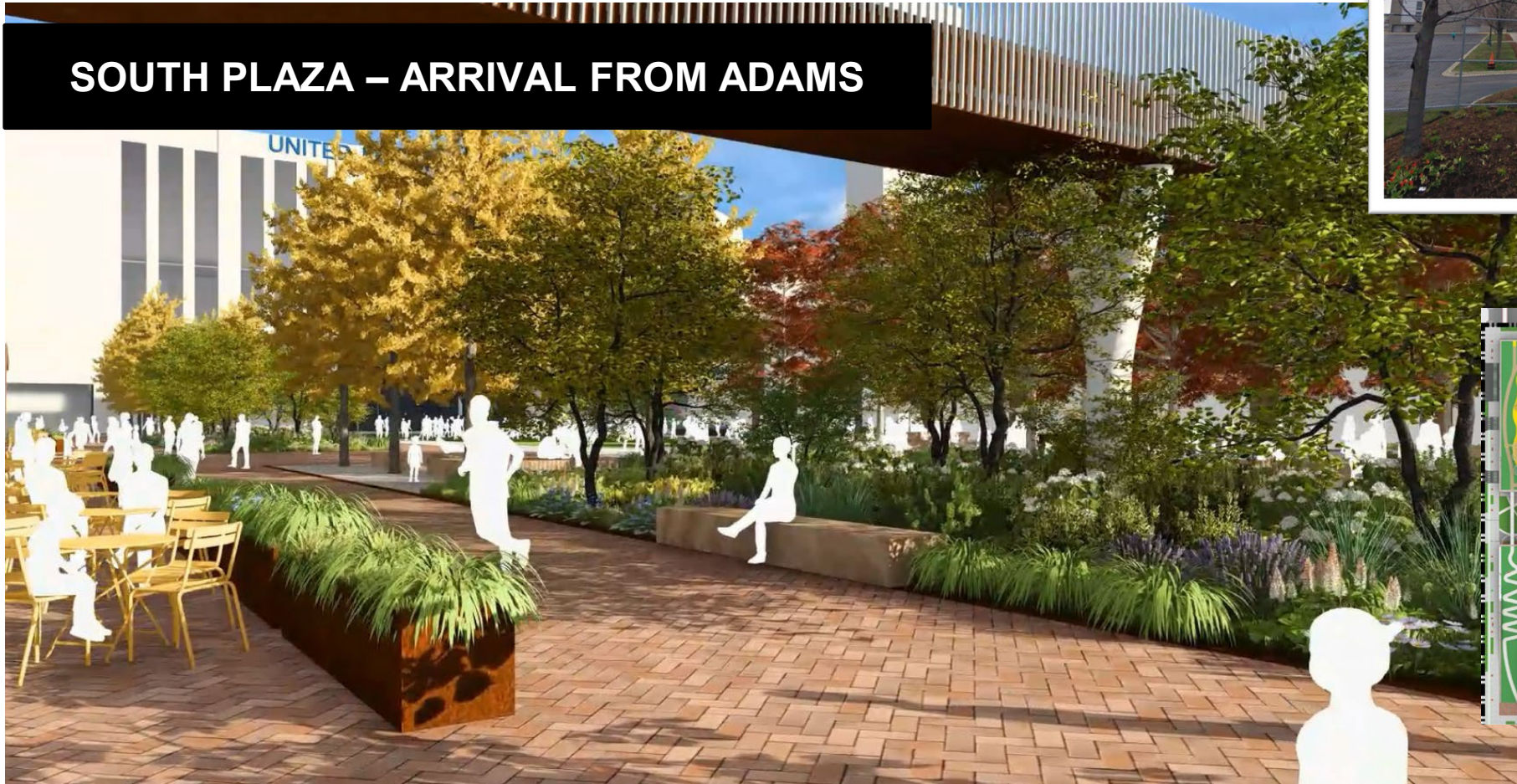
Pedestrian Context

ADAMS ST STREETSCAPE WITH PLANTERS



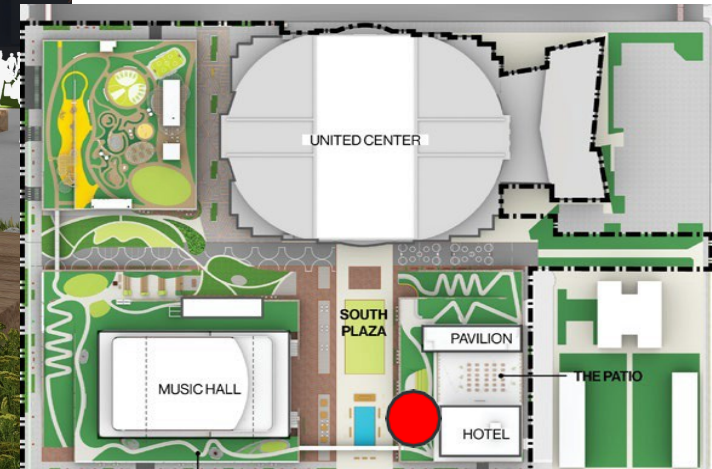
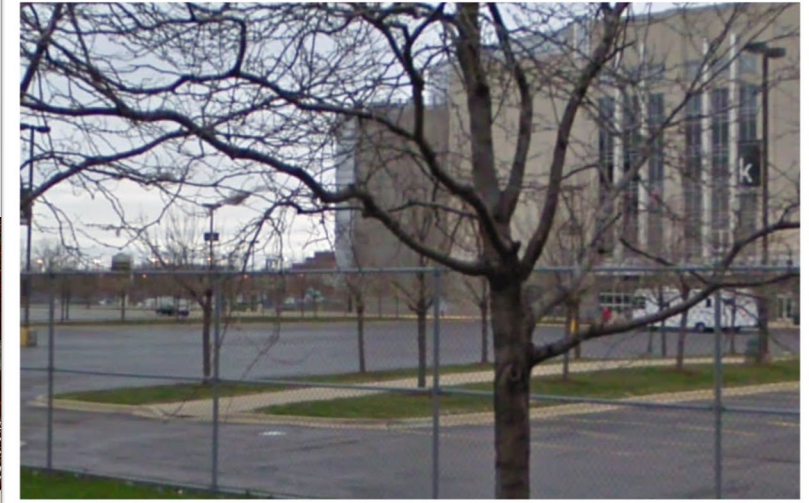
Pedestrian Context

SOUTH PLAZA – ARRIVAL FROM ADAMS



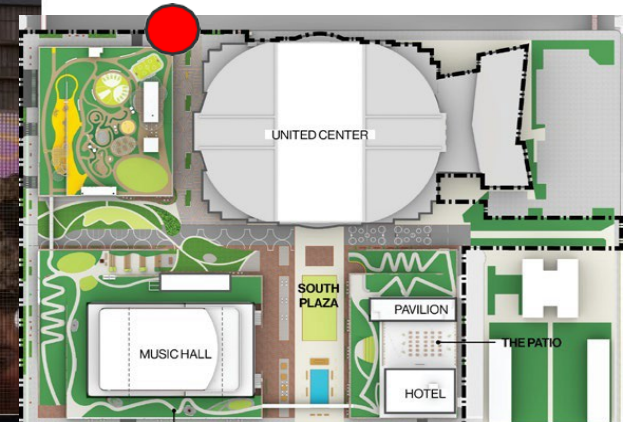
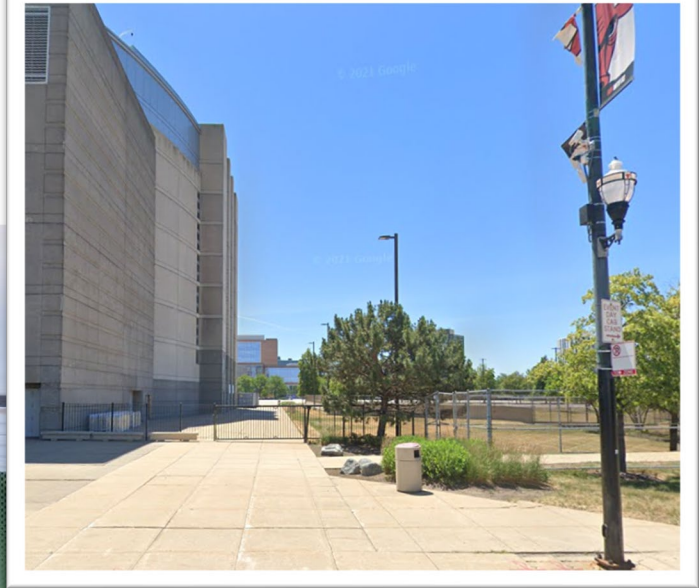
Pedestrian Context

SOUTH PLAZA – LOOKING WEST



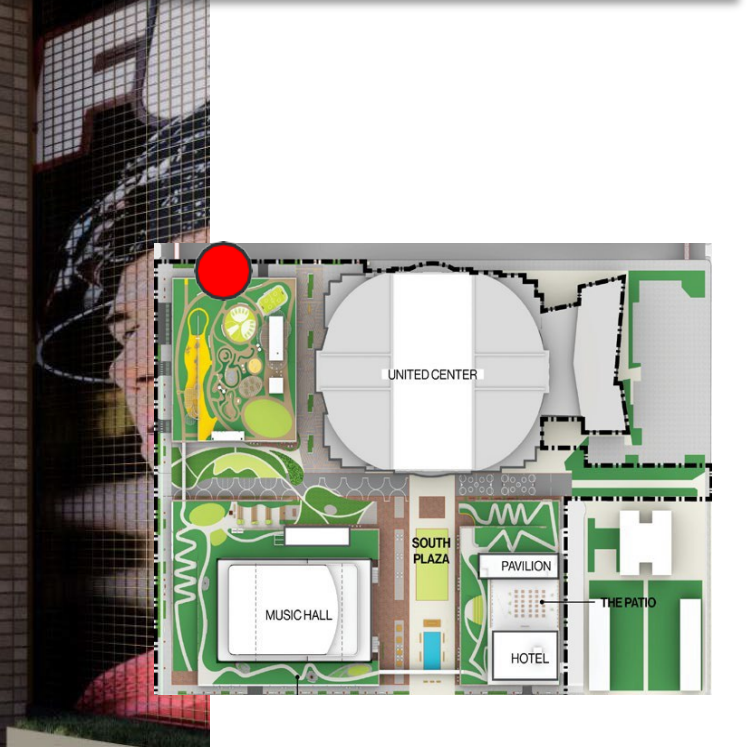
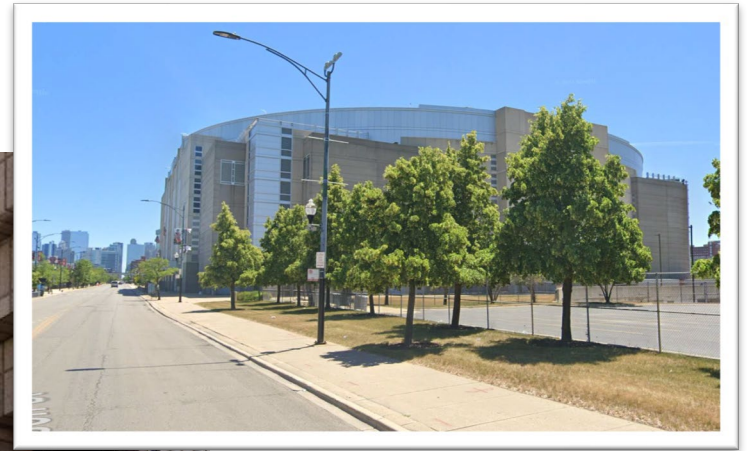
Pedestrian Context

MADISON & THE ALLEY SIDE OF THE UNITED CENTER



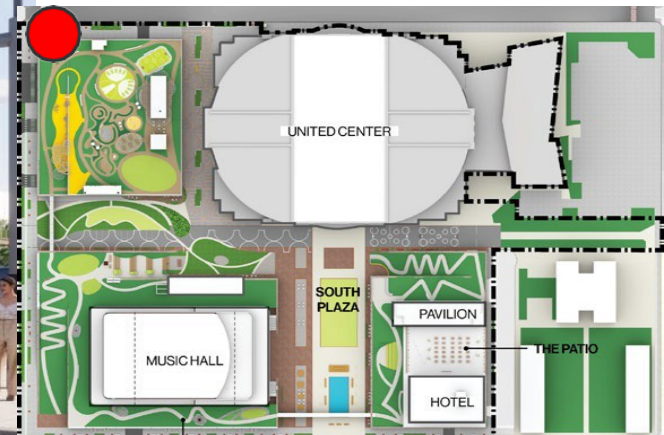
Pedestrian Context

MADISON – LOOKING EAST



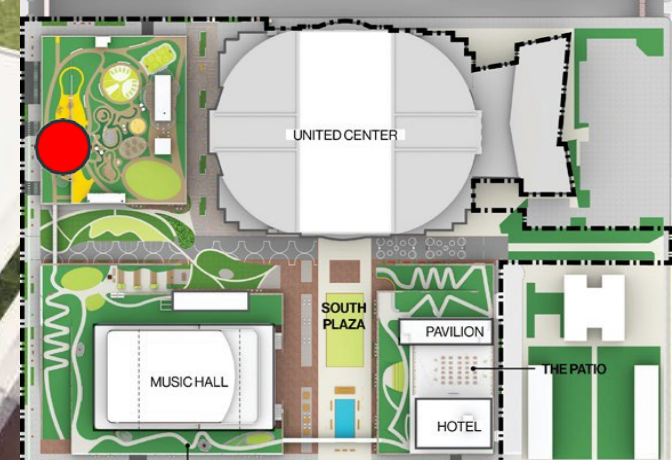
Pedestrian Context

MADISON AND DAMEN



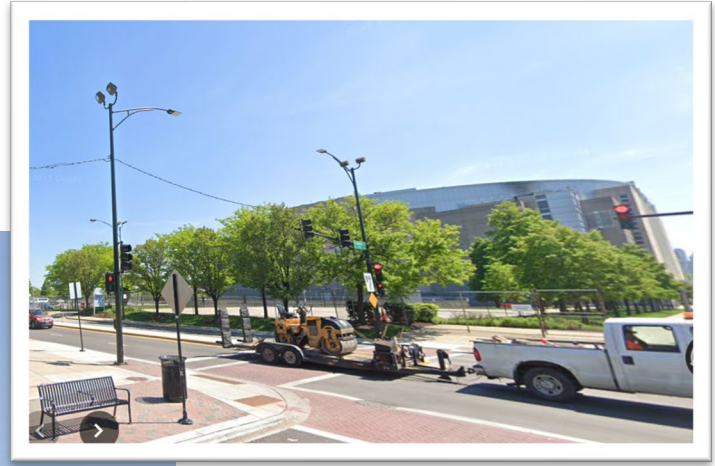
Pedestrian Context

WEST GARAGE AERIAL



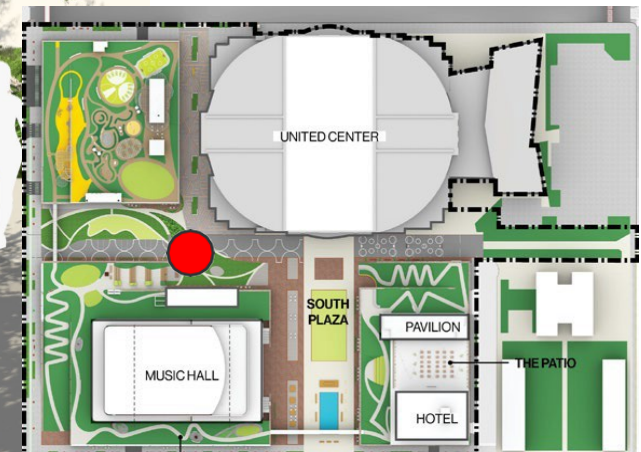
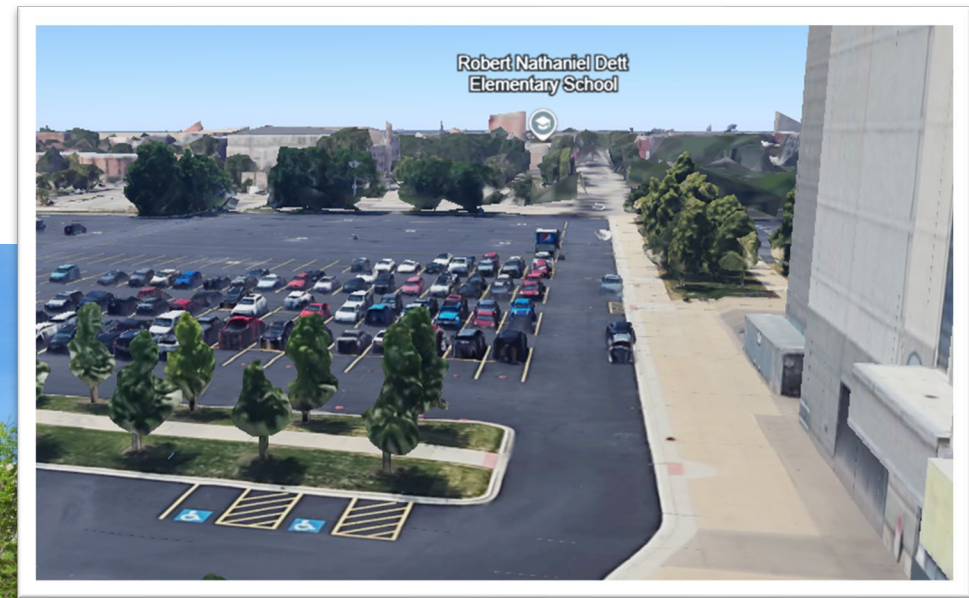
Pedestrian Context

MONROE AND DAMEN

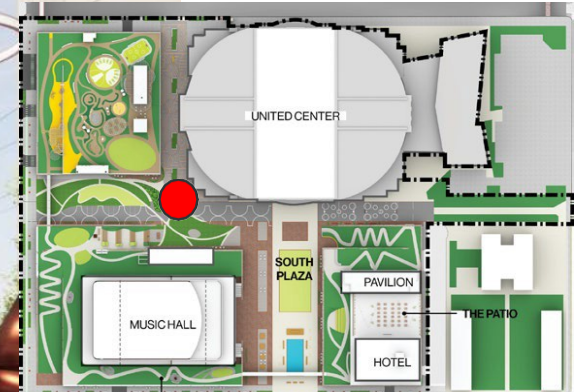


Pedestrian Context

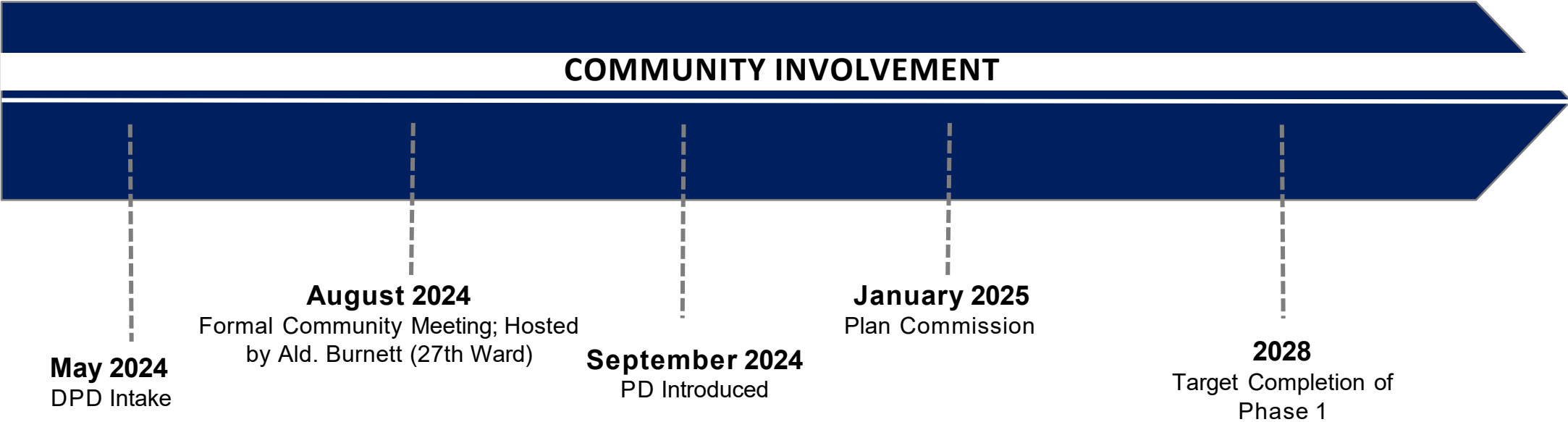
MONROE – LOOKING WEST



Pedestrian Context



Project Timeline + Community Outreach

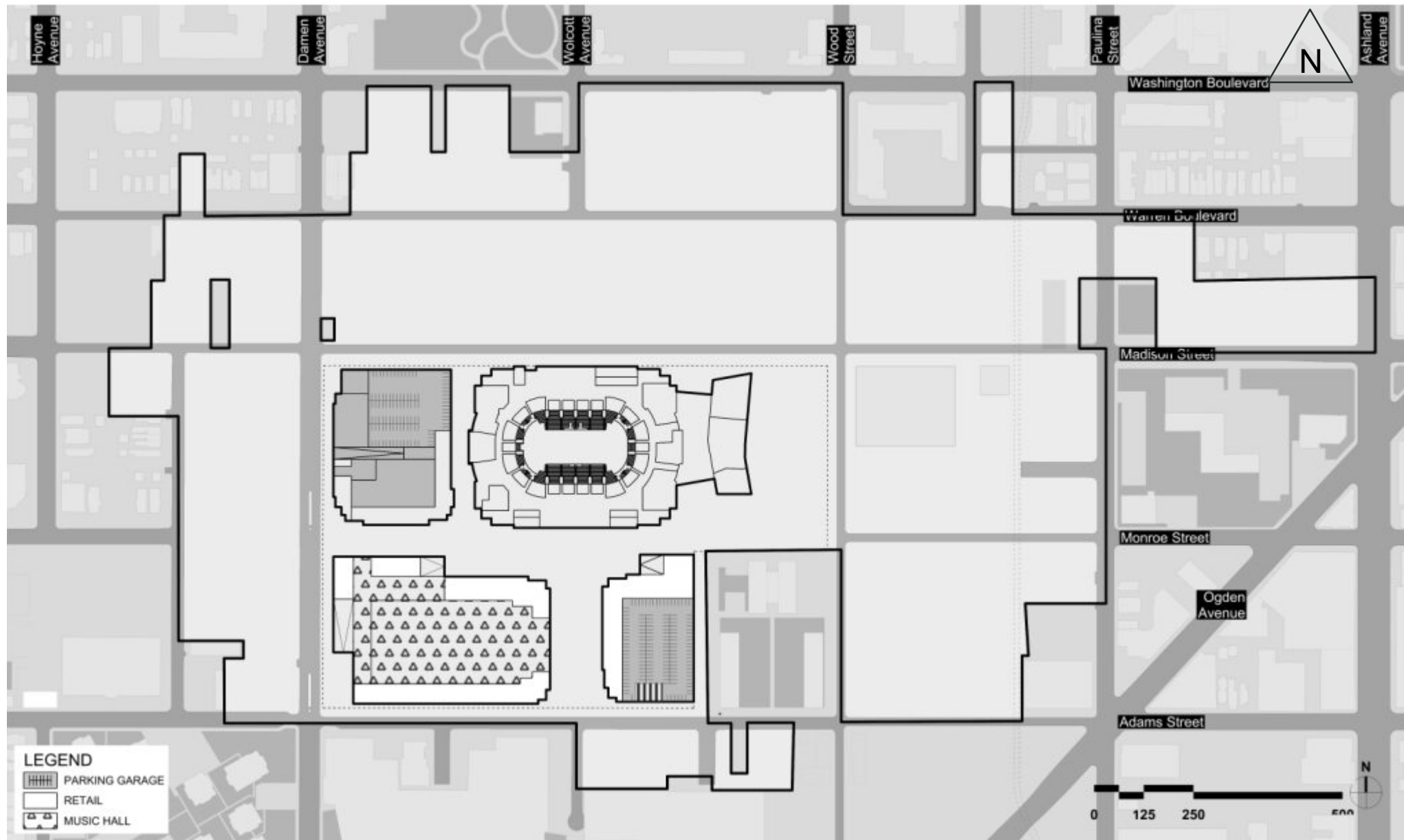


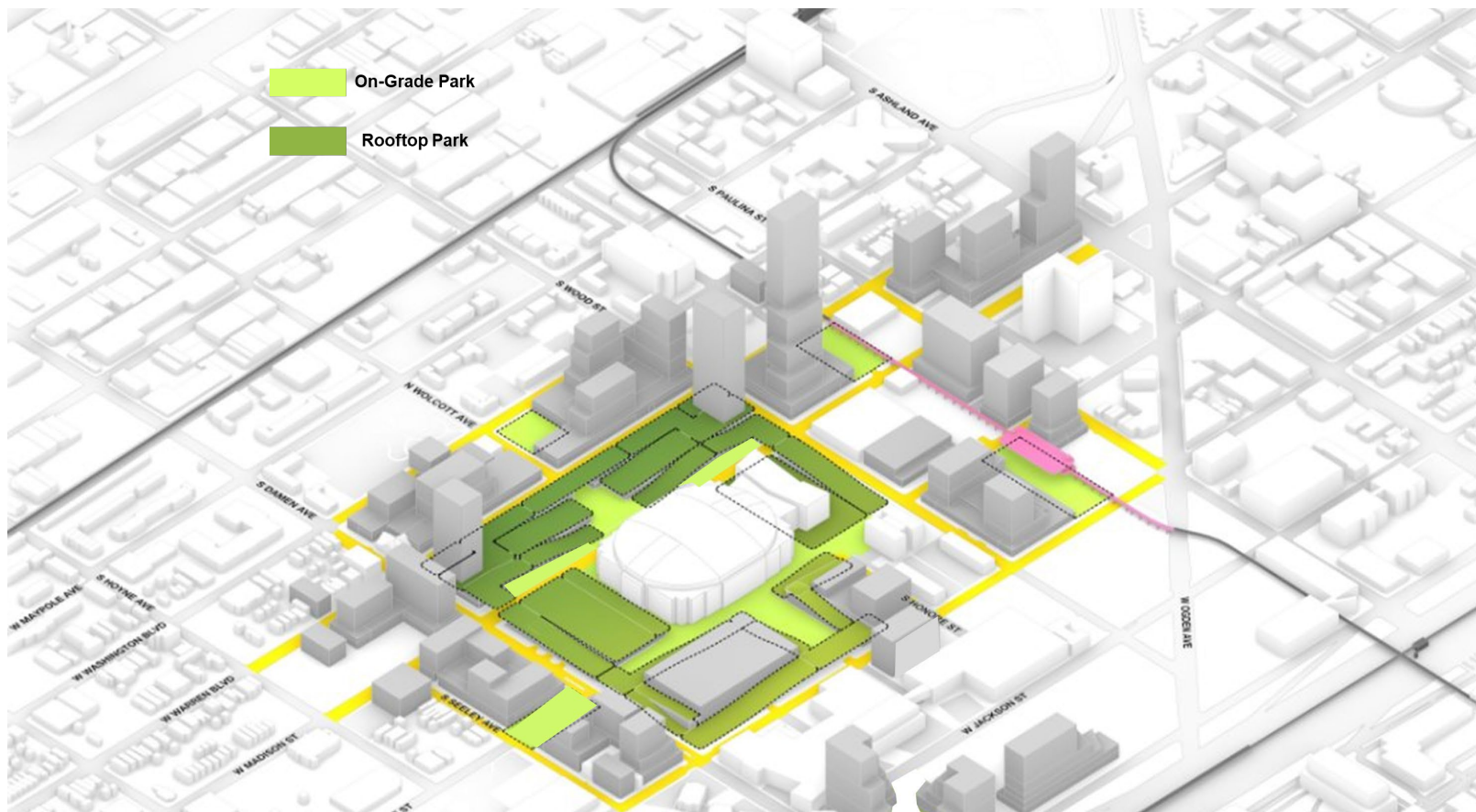
Community Programming In Progress

The 1901 Project, in collaboration with community leaders, organizations, constituents and residents, is developing programming to support its three key neighborhood pillars: **Economic Opportunity**, **Neighborhood Safety & Belonging** and **Youth Engagement**.

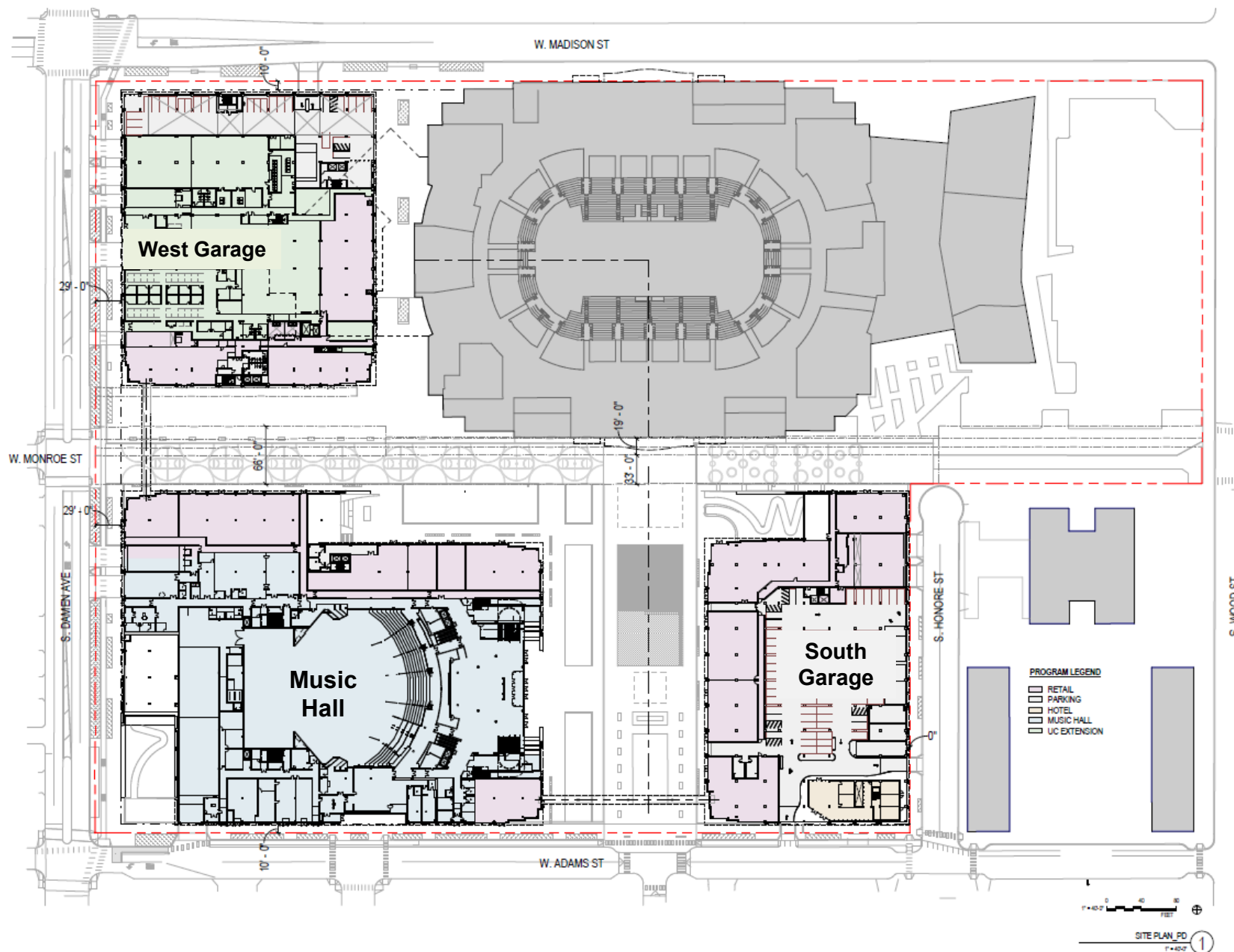
Micro-Meetings & Listening Sessions

- All School Principals: Suder, Brown, Bulls, Crane, Dett
- Boys & Girls Club – James Jordan Club
- Chicago Housing Authority
- The Chicago Lighthouse
- Communities Empowered Through Construction
- Greater Union Baptist Church
- Henry Horner Advisory Council
- Henry Horner Association of Men
- Homeowners of West Town
- Illinois Medical District
- Major Adams Community Committee
- Malcolm X College
- Near West Side Development
- One for One Chicago
- Pilgrim Rest Church
- West Central Association
- Respiratory Health Association
- RUSH
- Sankofa Cultural Arts
- Sinha
- Tate Brothers

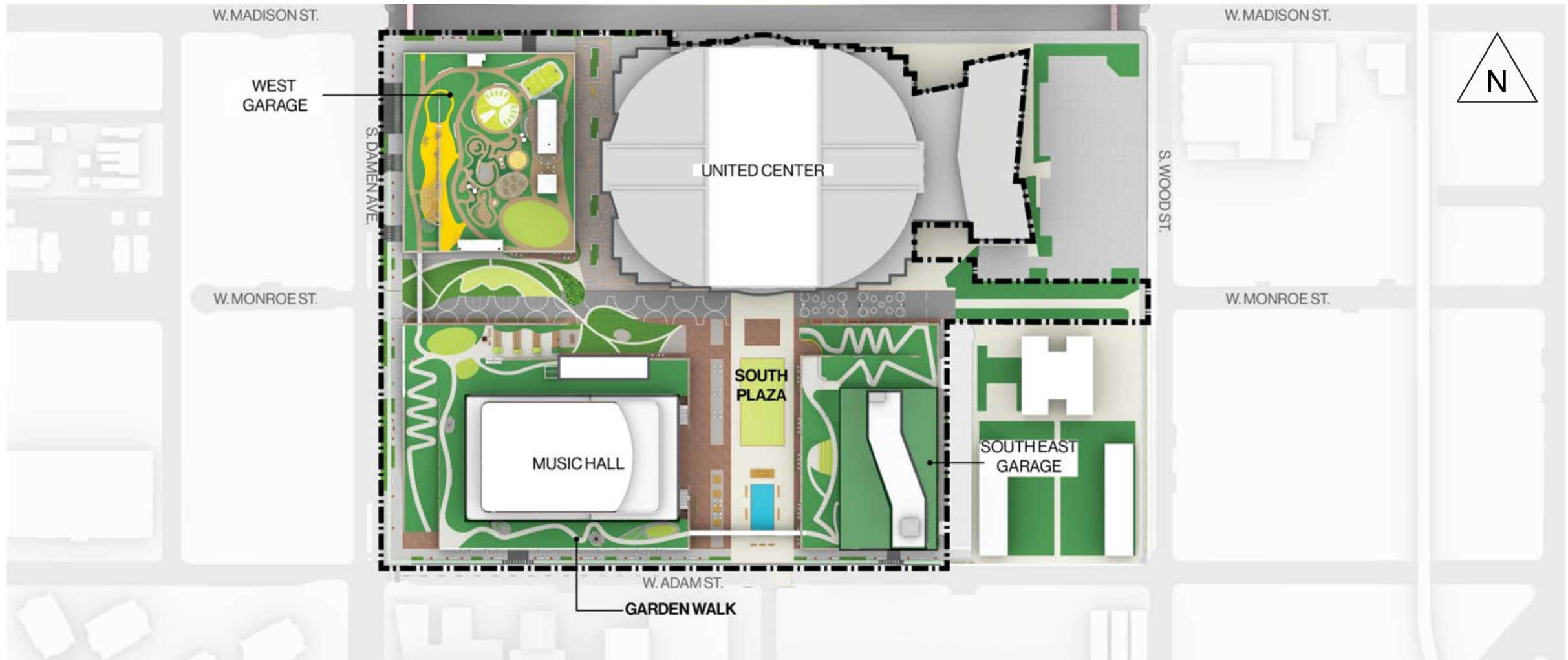


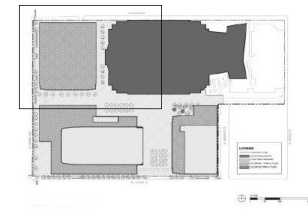
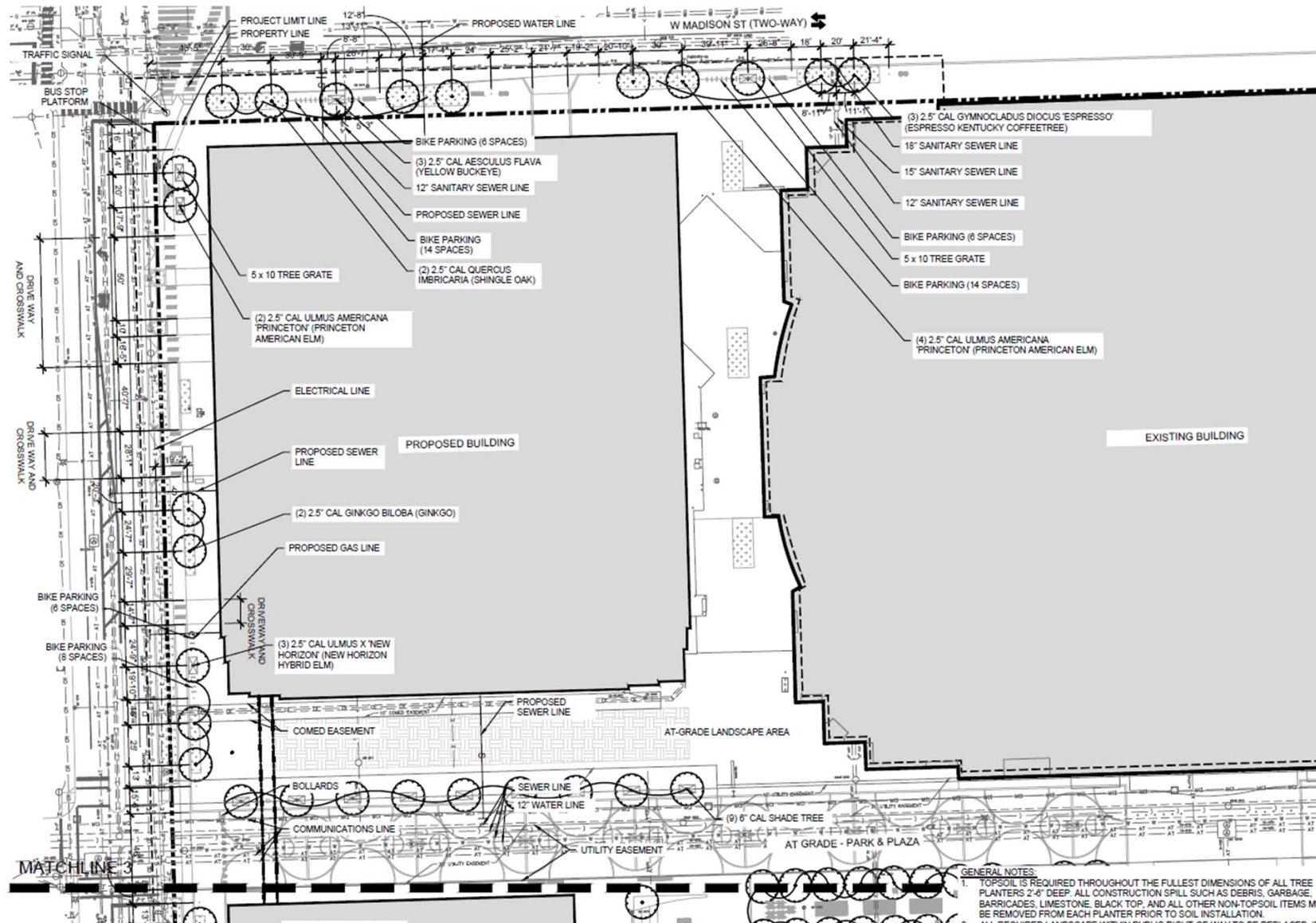


Planned Open Space	Phase 1 % of Total Land Area	Phase 1 Acres	Full Buildout % of Total Land Area	Full Buildout Acres
On-Grade	21%	4.3	23%	13.4
Rooftop Park	26%	5.3	21%	12.1
Total	47%	9.6	44%	25.5



- Retail
- Parking
- Hotel
- Music Hall
- UC Extension

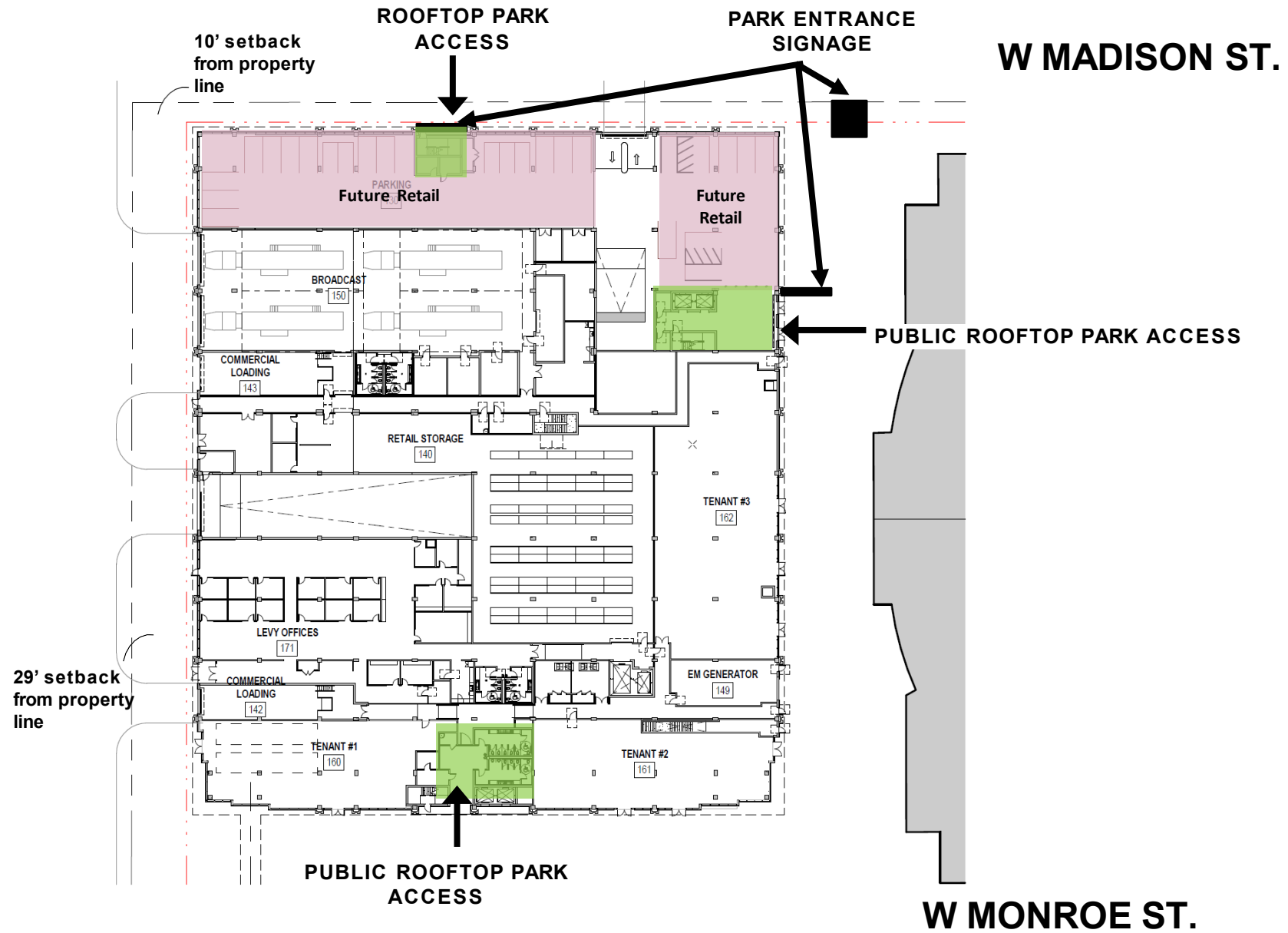


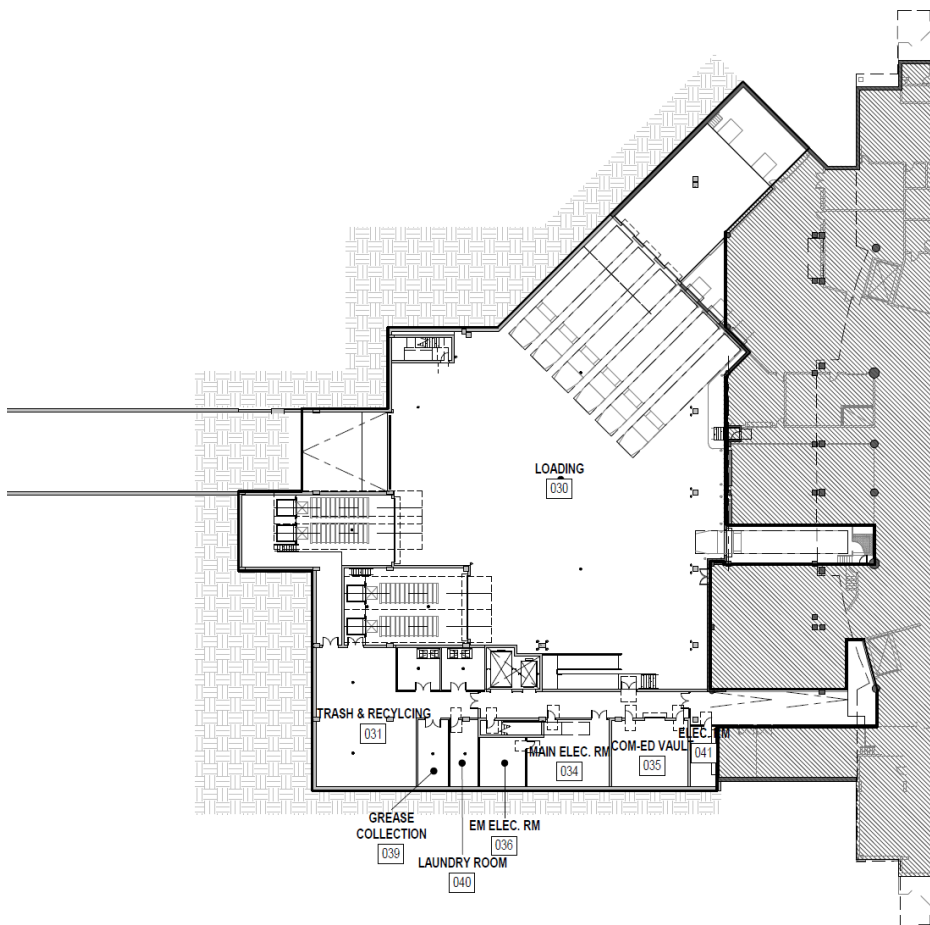


2 LANDSCAPE SITE ENLARGEMENT PLAN
1" = 80'-0"

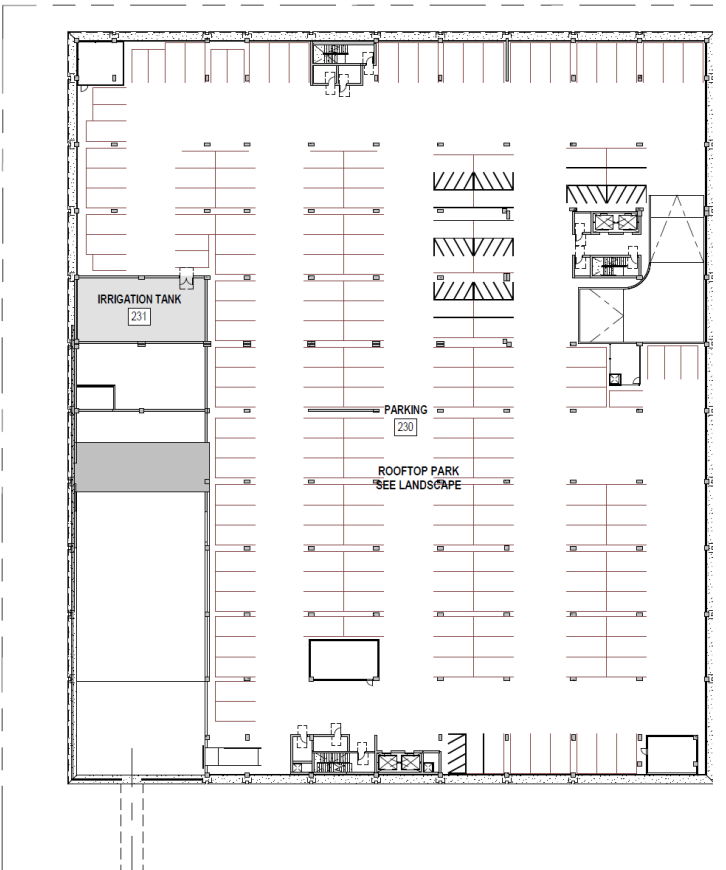


- GENERAL NOTES:
1. TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-0" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
 2. ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
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 4. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

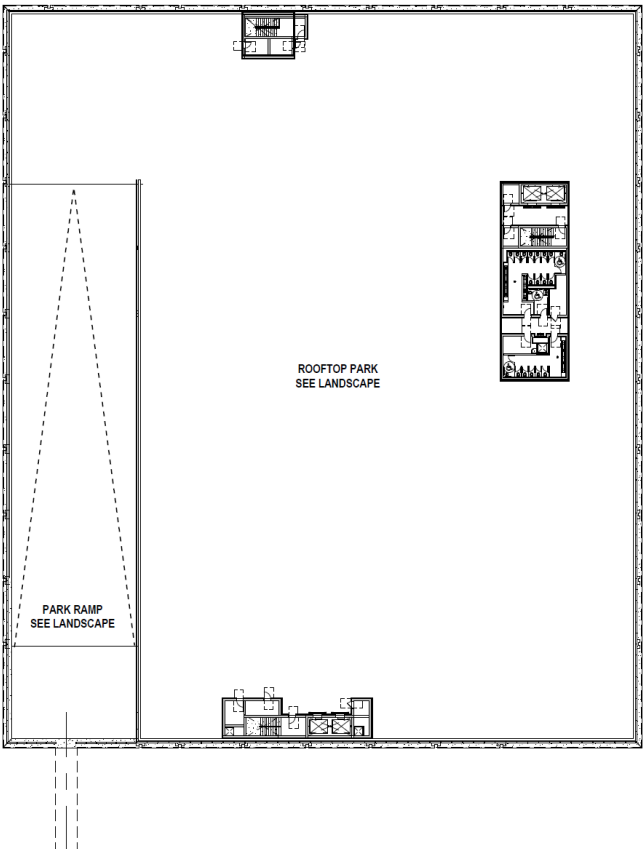




Subgrade Level



Second Level



Top Level (Park Level)

W MADISON ST.

W MONROE ST.





Looking North from Monroe



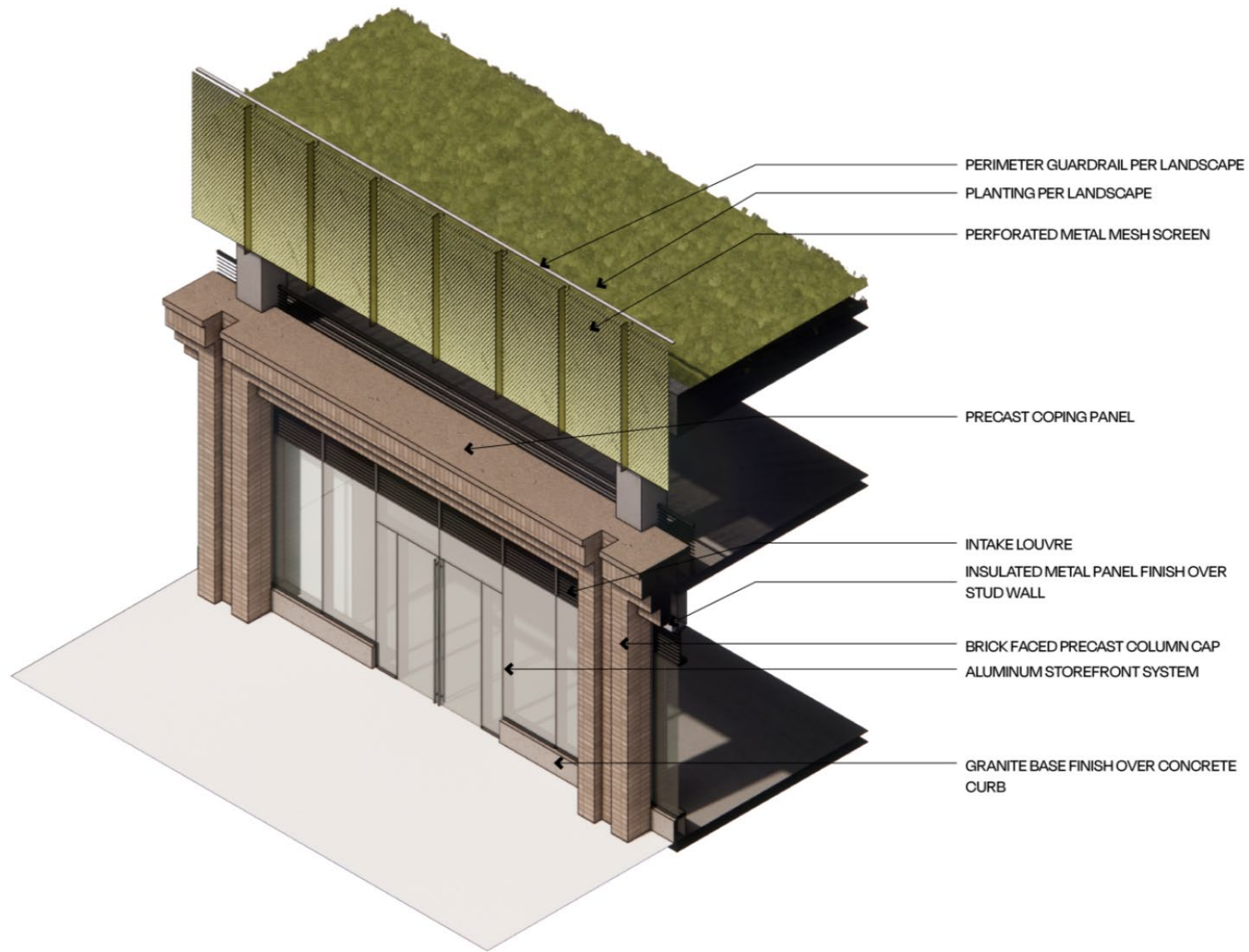
Looking South from Madison



Looking East from Damen

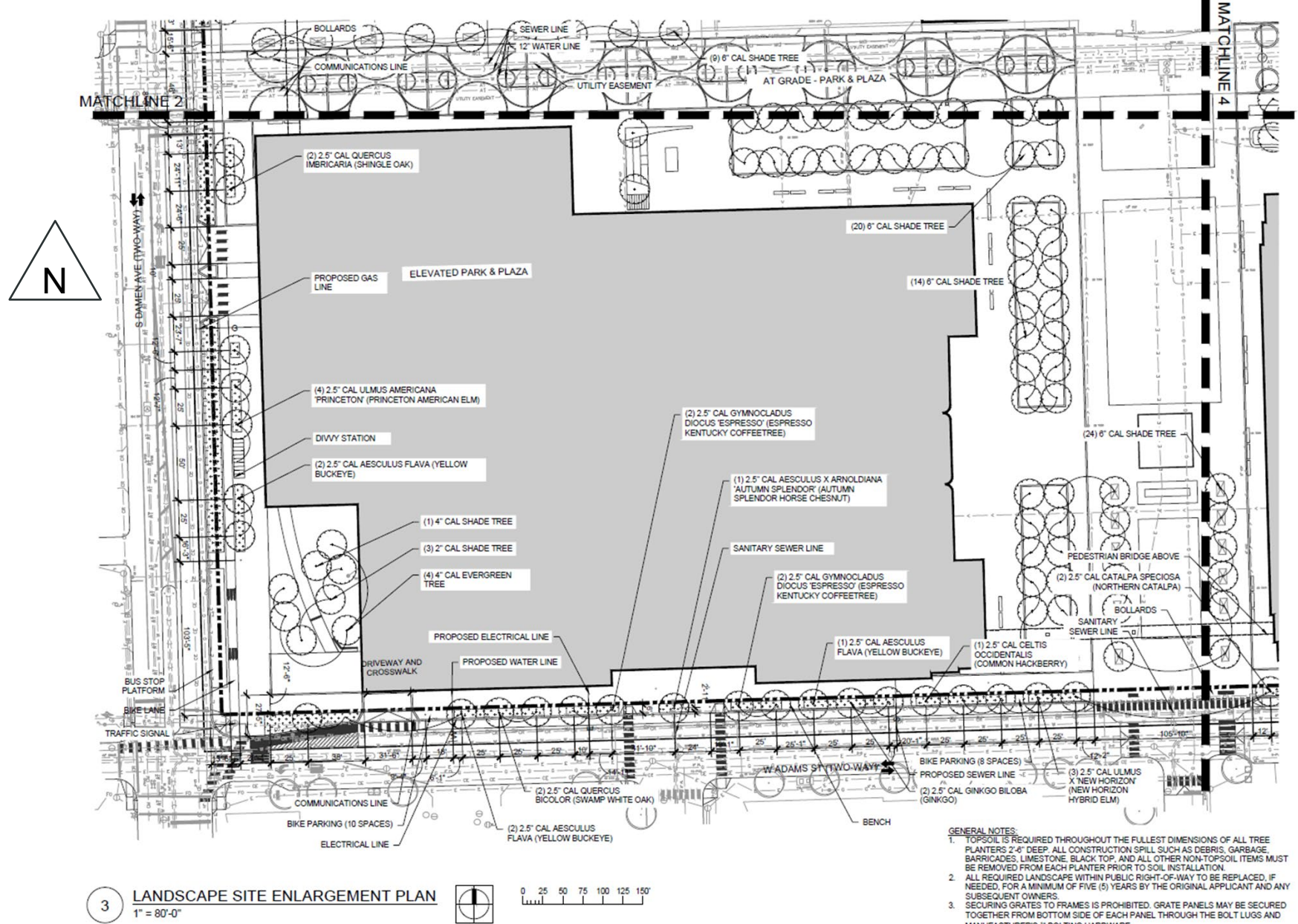


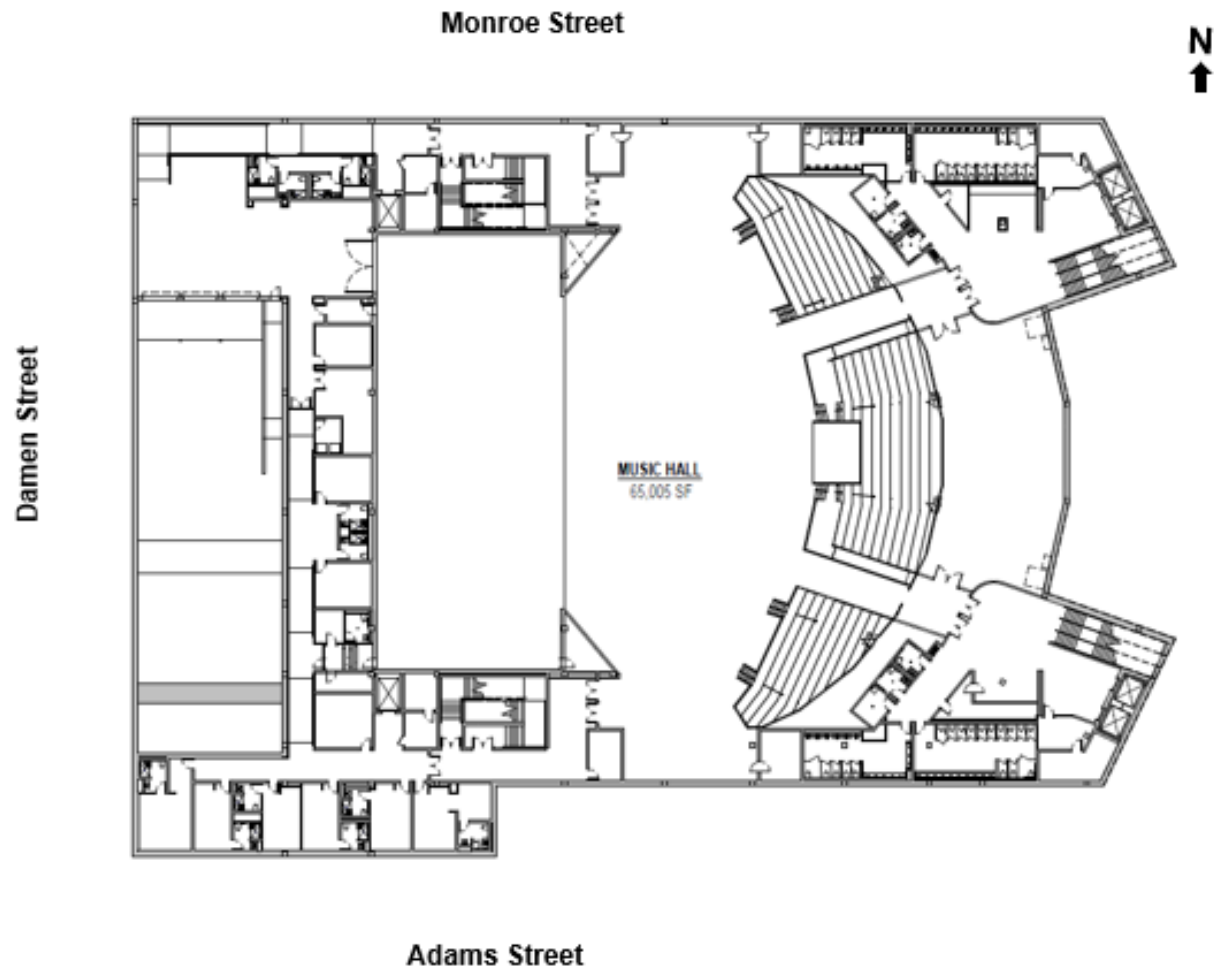
Looking West from the United Center

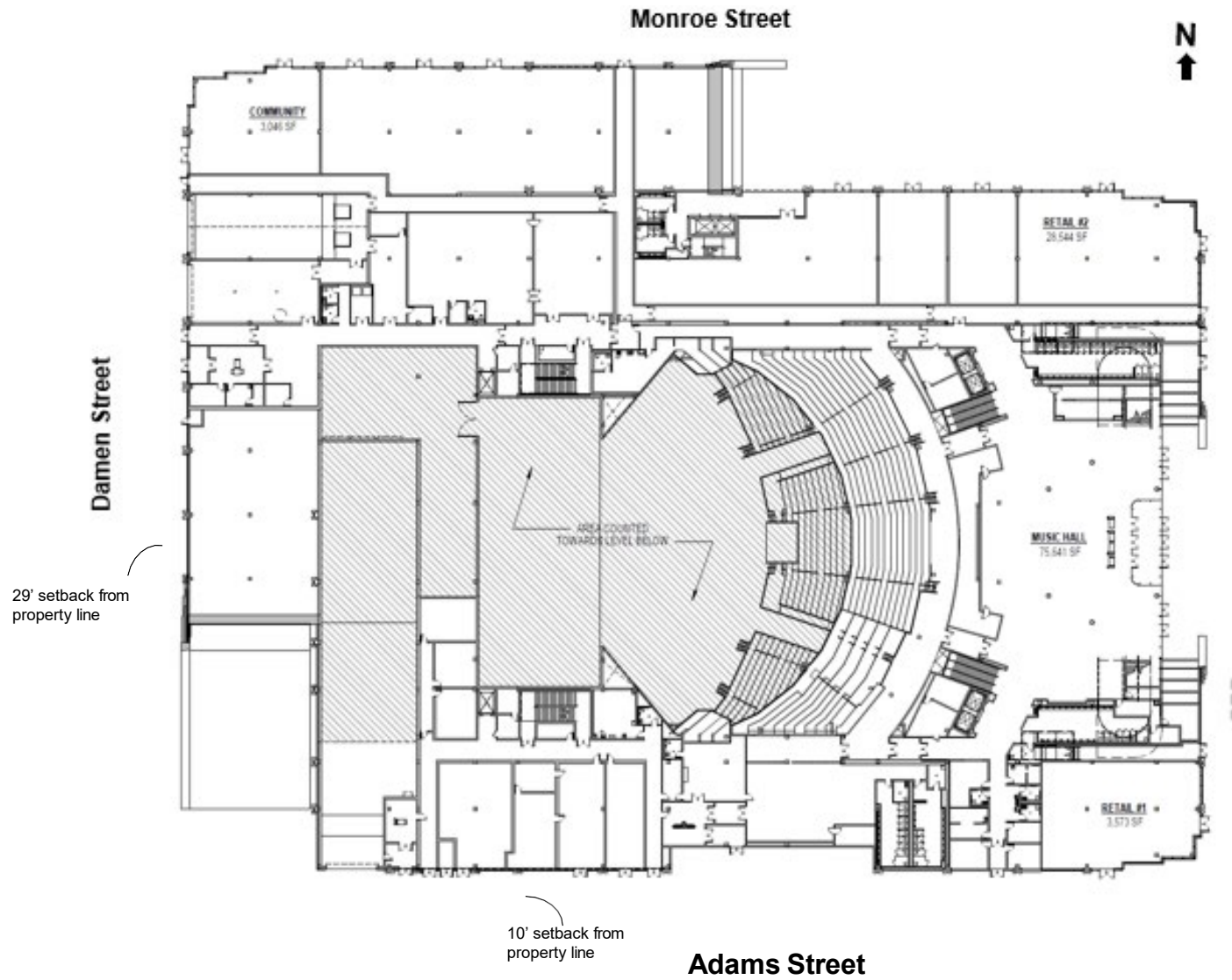




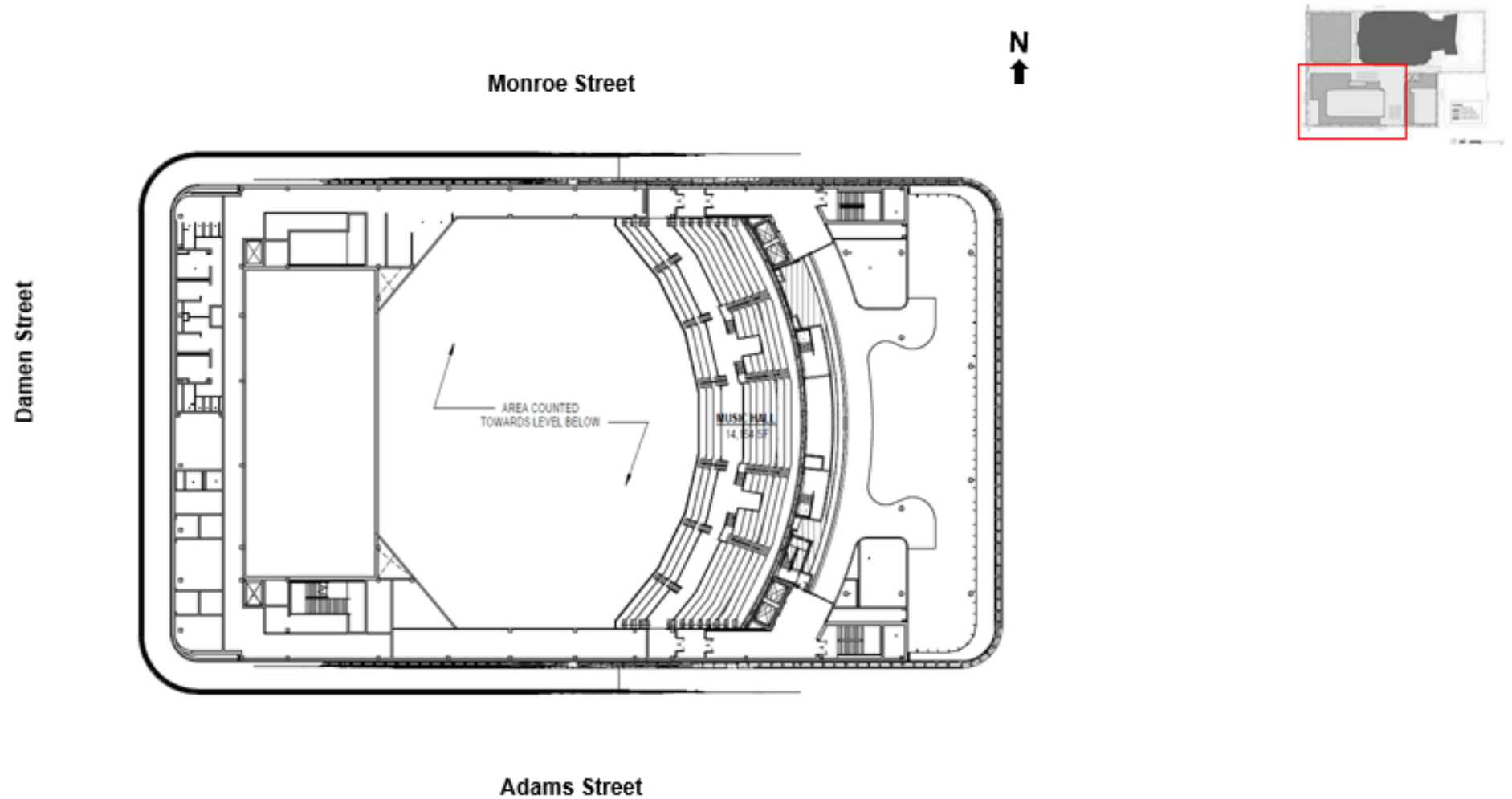
SUBAREA A - 3D MASSING IMAGES – WEST GARAGE

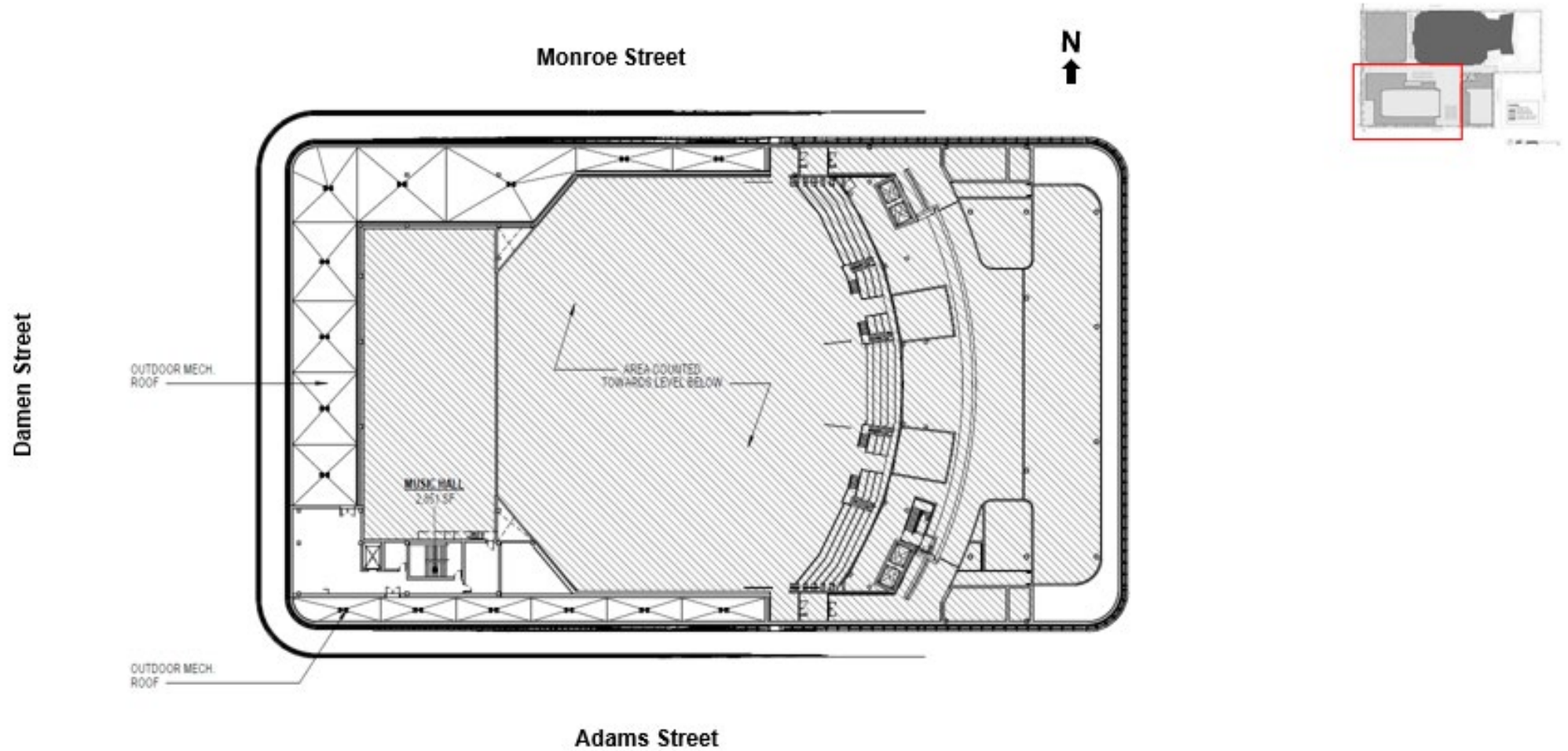


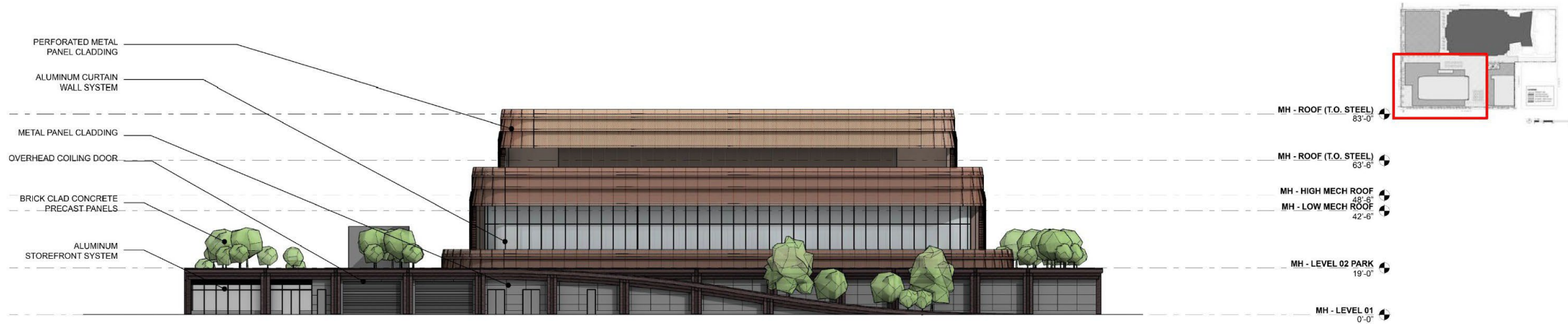




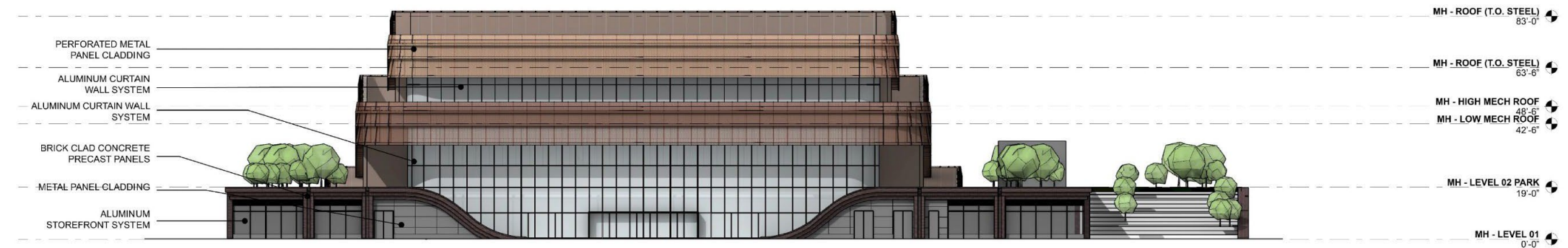
SUBAREA A - MUSIC HALL FLOOR PLAN – GROUND FLOOR



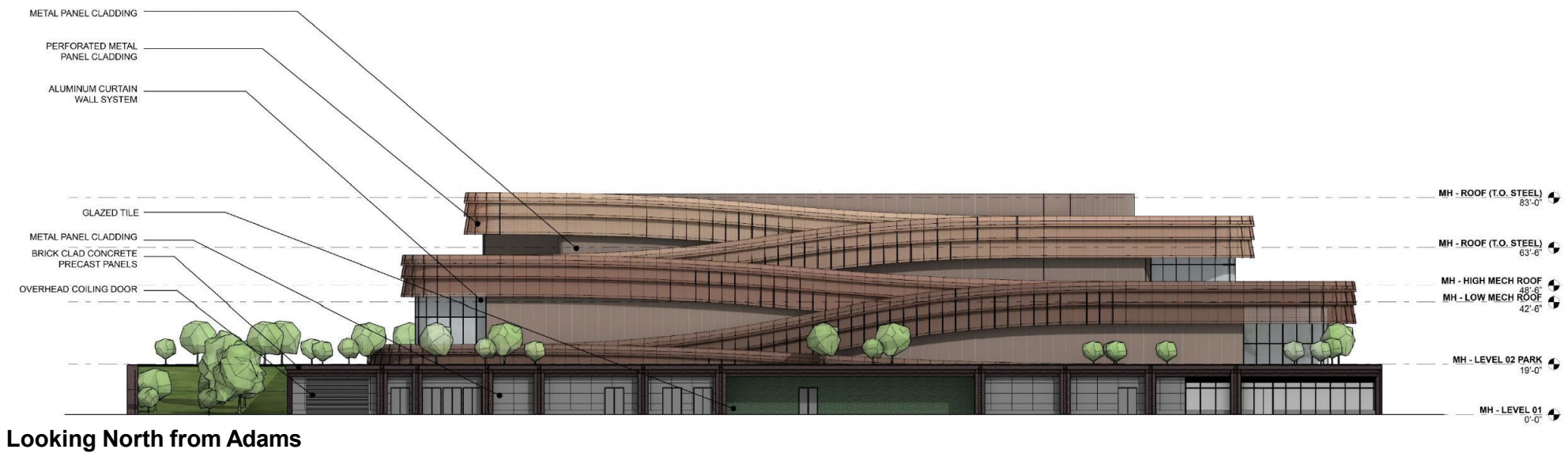
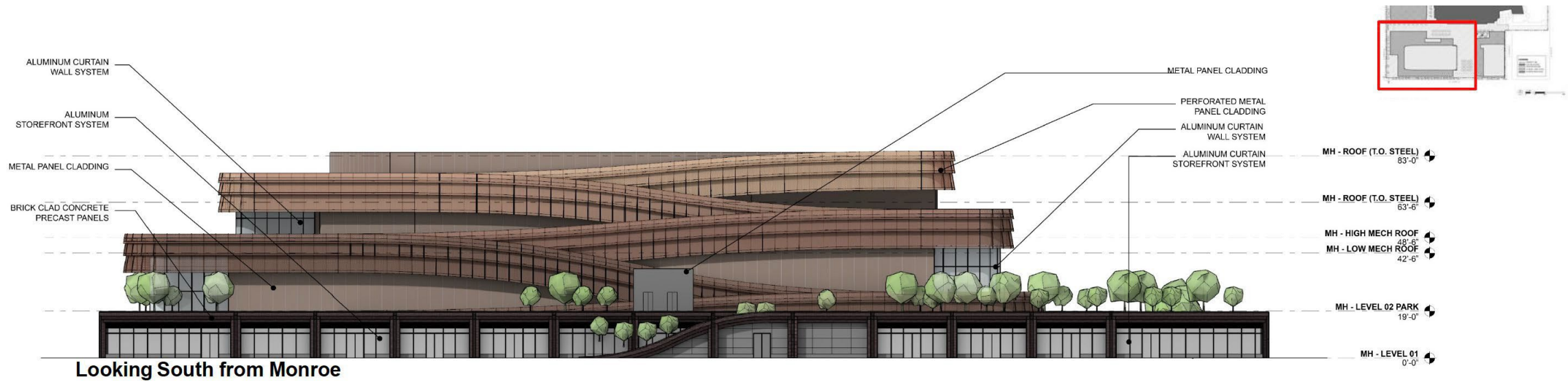


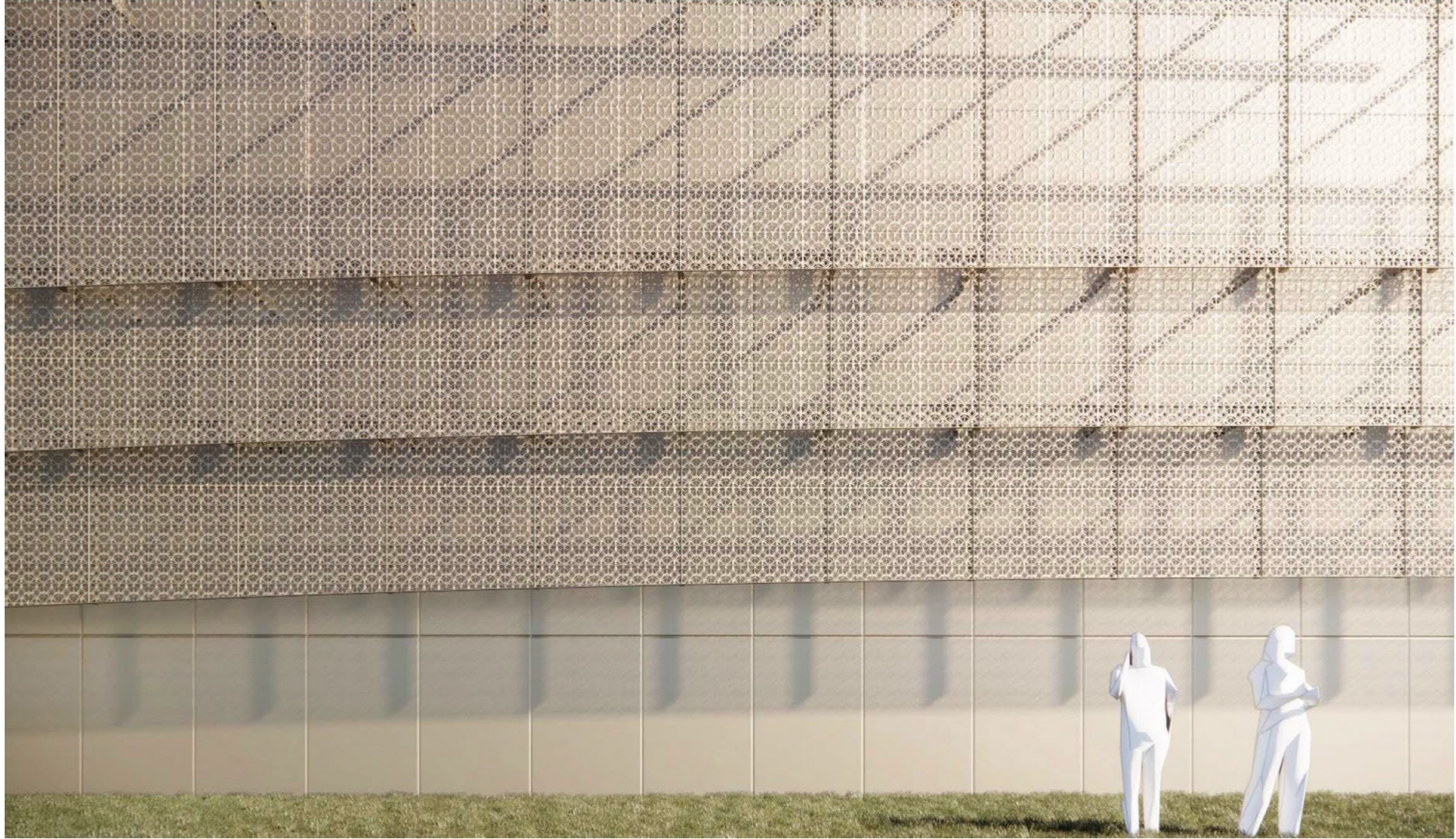


Looking East from Damen

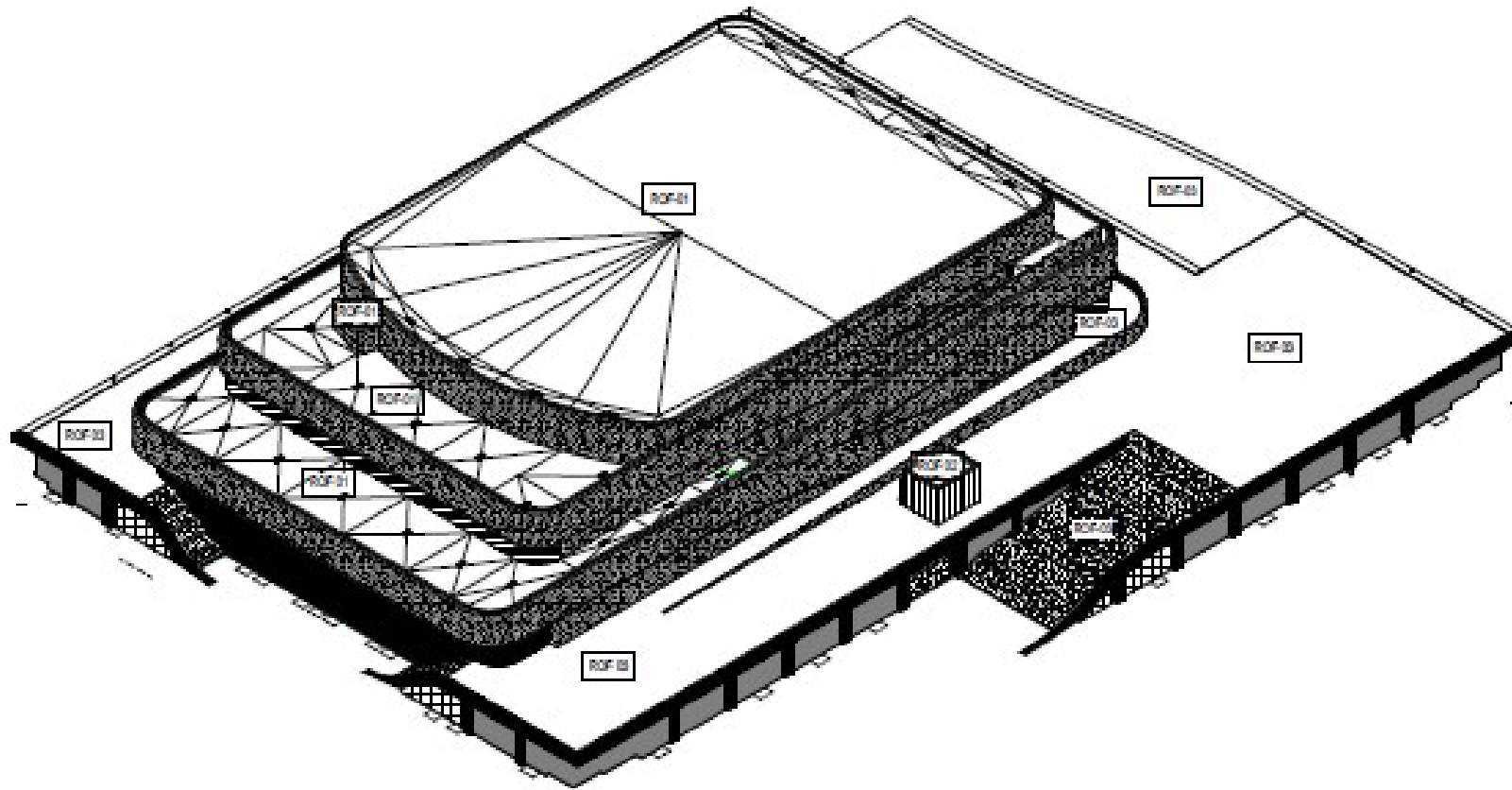


Looking West from Plaza





SUBAREA A – RENDERS OF PROPOSED MATERIALITY – MUSIC HALL



AXONOMETRIC - EXTERIOR WALL TYPE DIAGRAM NE

2

EXTERIOR WALL TYPE LEGEND

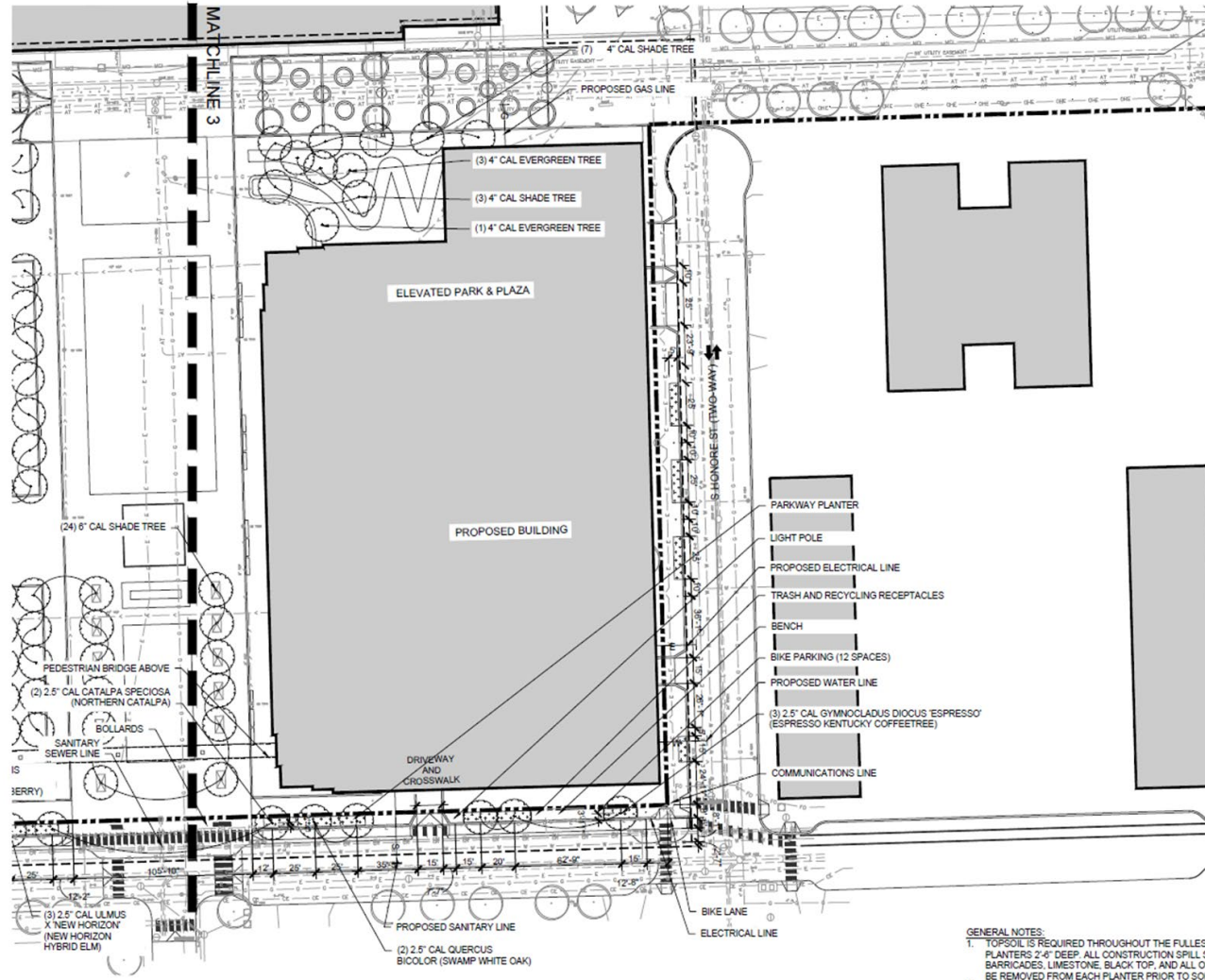
WALL TYPE CODE & HATCH	NAME	LOCATION
EWT-01	PRECAST WALL	RETAIL
EWT-02	STOREFRONT	RETAIL
EWT-03	CURTAIN WALL	MUSIC HALL
EWT-04	WINDOW WALL	MUSIC HALL OFFICES, CLERESTORY
EWT-05	METAL SCREEN WALL	MUSIC HALL
EWT-06	METAL WALL	RETAIL
EWT-07	TERRA COTTA TILE WALL	PREMIUM ENTRY
EWT-08	PERFORATED CORE SCREEN	CORES
ROF-01	SBS MODIFIED BITUMEN MEMBRANE	MUSIC HALL ROOFS
ROF-02	SINGLE PLY ROOFING MEMBRANE	ROOFTOP PARK CORE ROOFS
ROF-03	HOT FLUID-APPLIED PROTECTIVE MEMBRANE	ROOFTOP PARK ROOFS



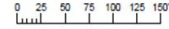
SUBAREA A - 3-D MASSING - MUSIC HALL FRONT



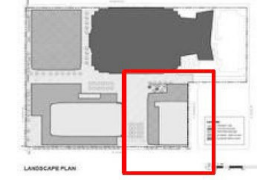
SUBAREA A - 3-D MASSING IMAGES – MUSIC HALL BACK



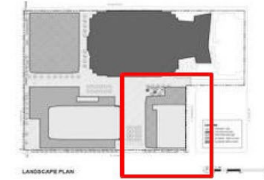
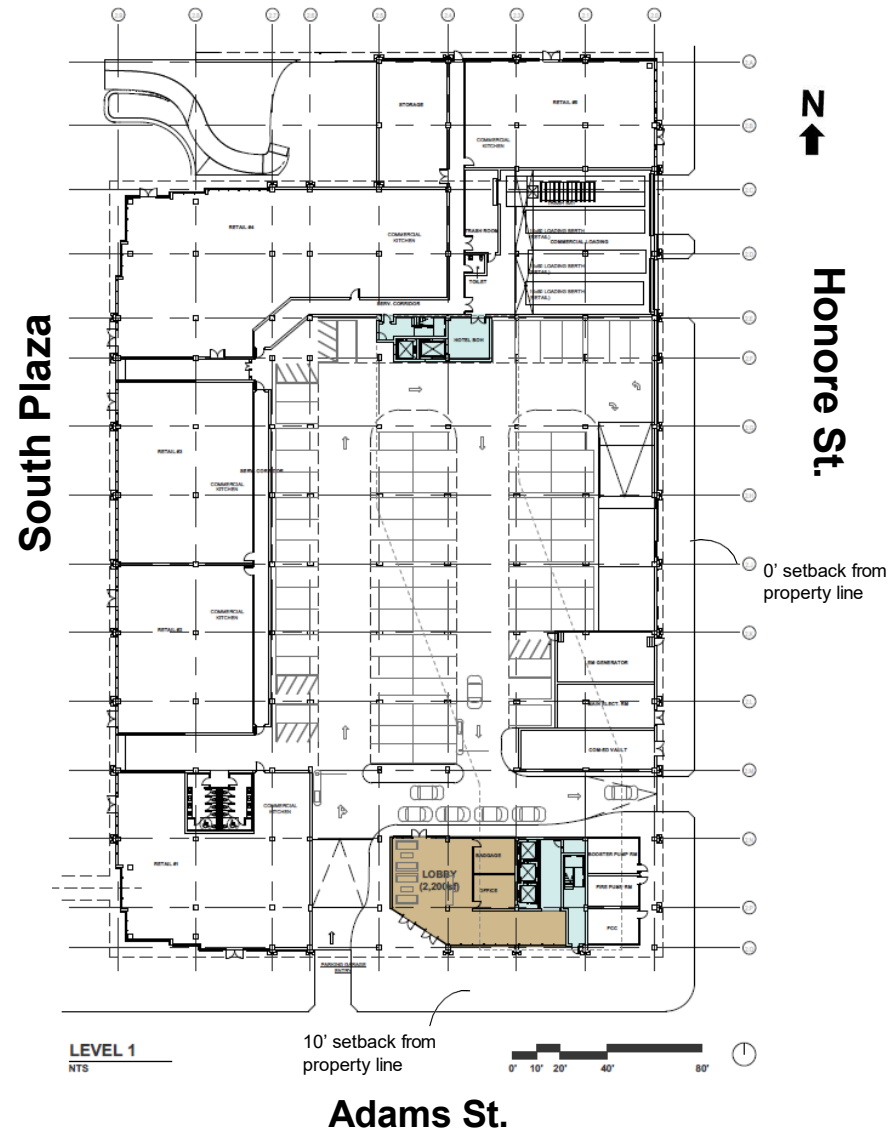
4 LANDSCAPE SITE ENLARGEMENT PLAN
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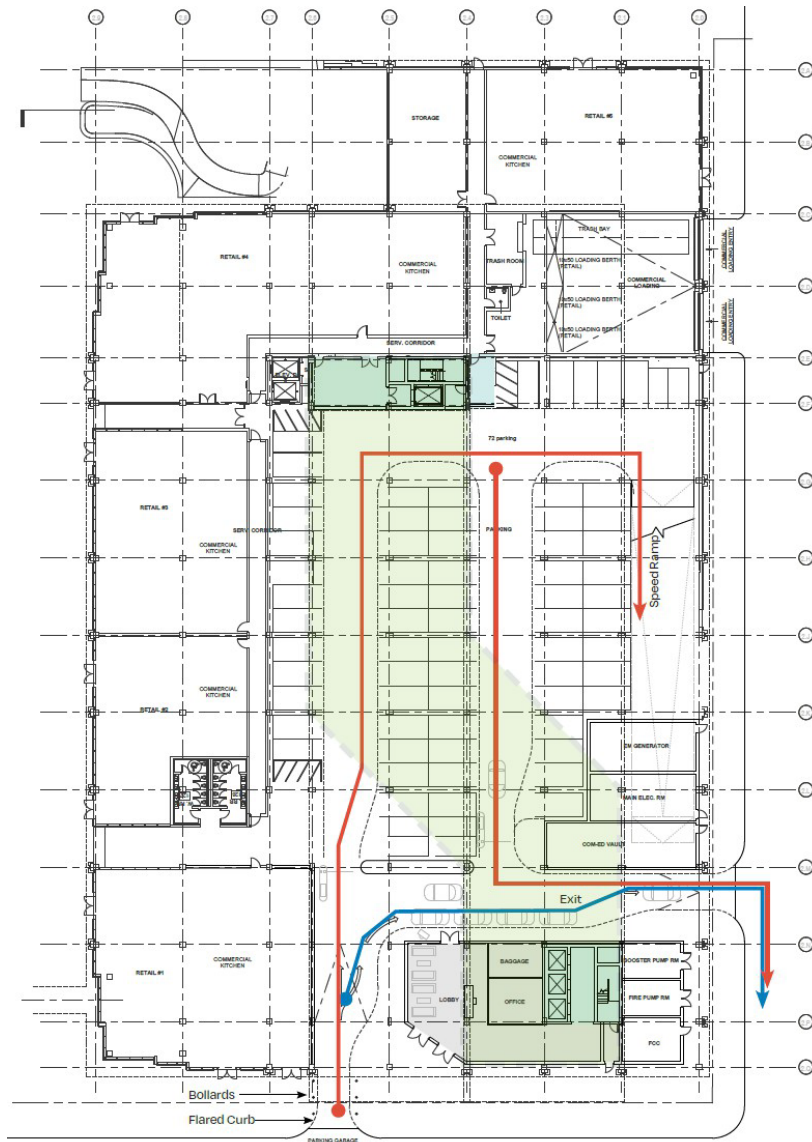


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Monroe St.








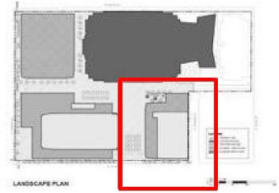
Adams St.

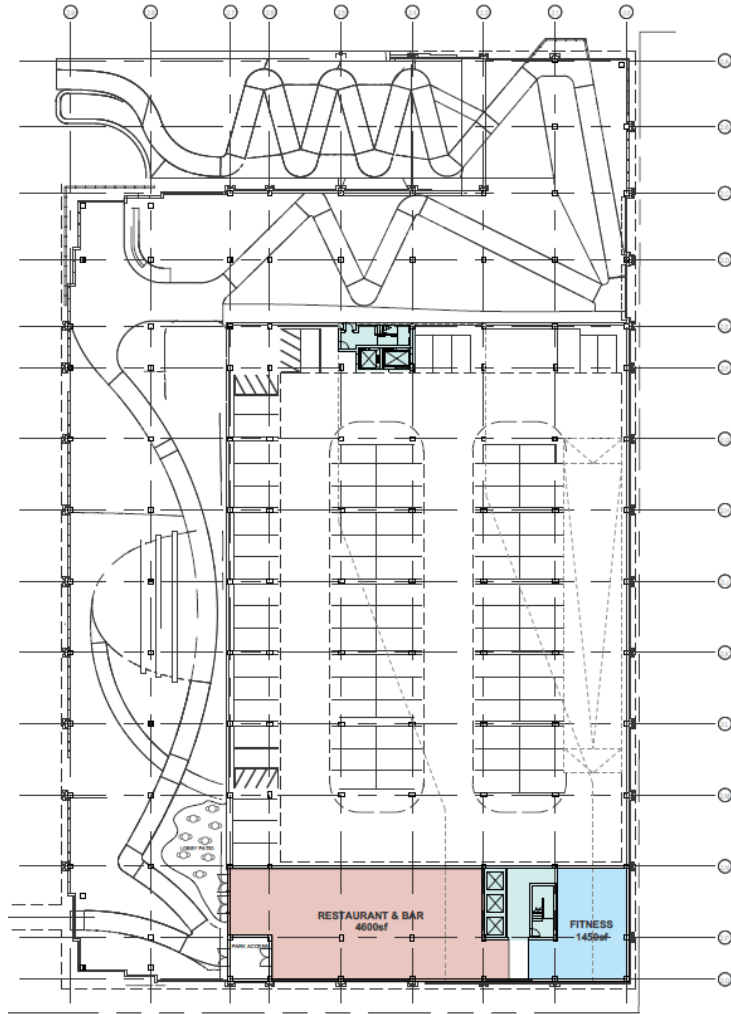
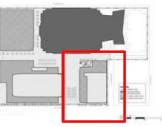
Hotel Entrance Operations:

- Walk-up hotel guests will enter into street- access doors
- Driving guests will enter the garage to the west of the hotel lobby for unloading
- Our intent is for guests to valet their cars
- The valet team will park cars in in the tandem spots in the garage
- We intend to work with our operating partner to continue to evolve this operation

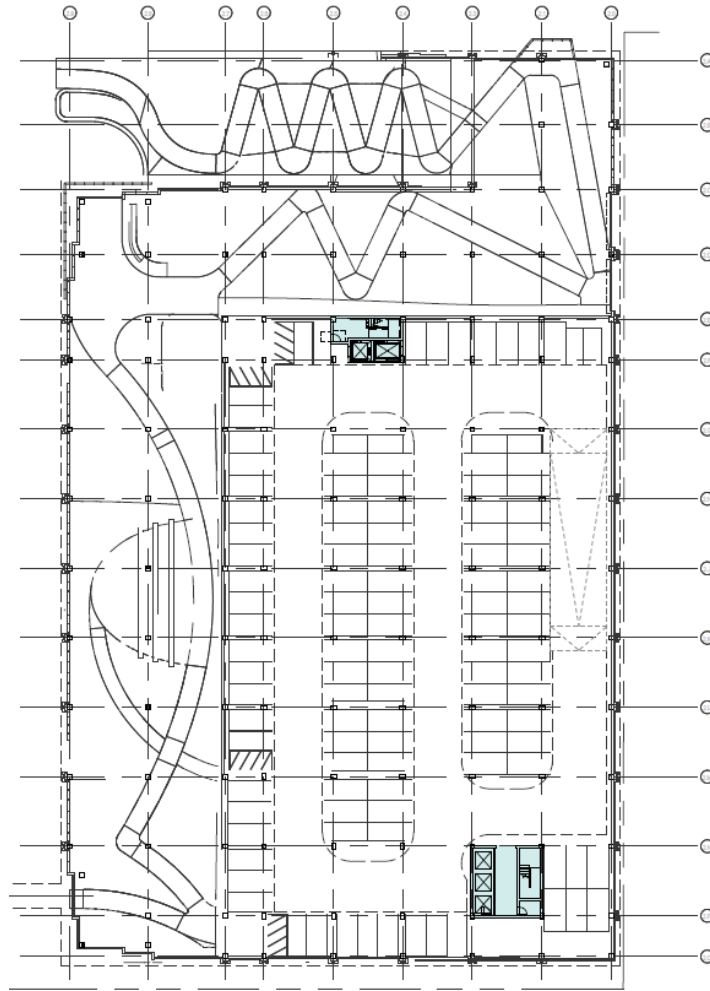
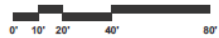
Legend

-  Hotel Guest / Valet
-  Event Parking
-  Hotel Footprint

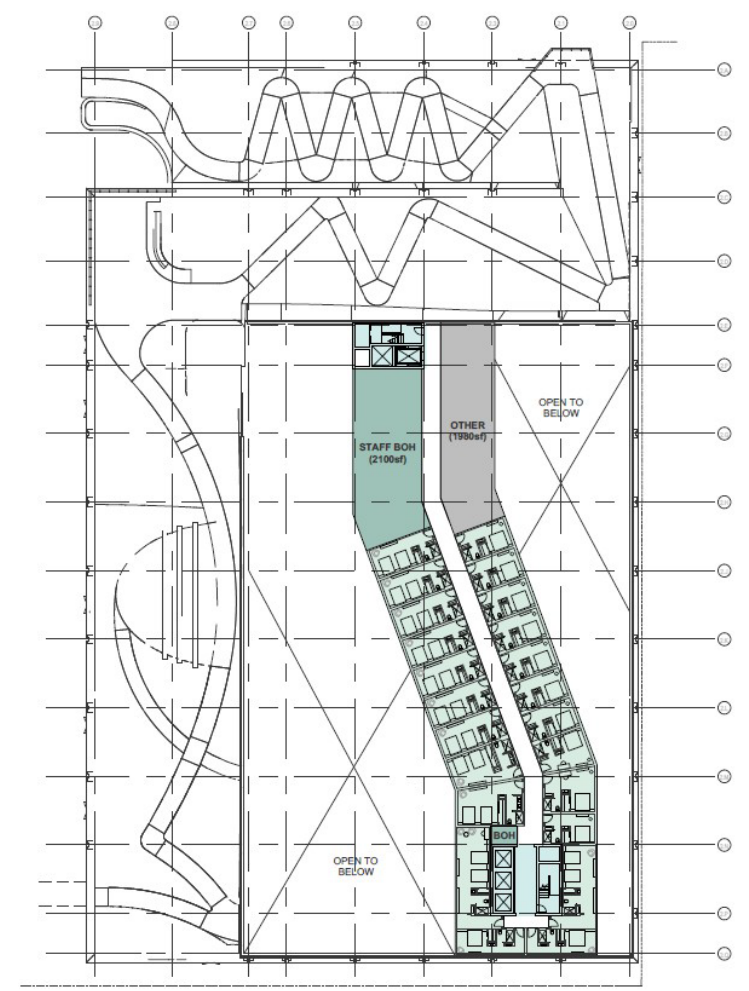
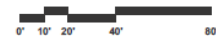




LEVEL 2
NTS

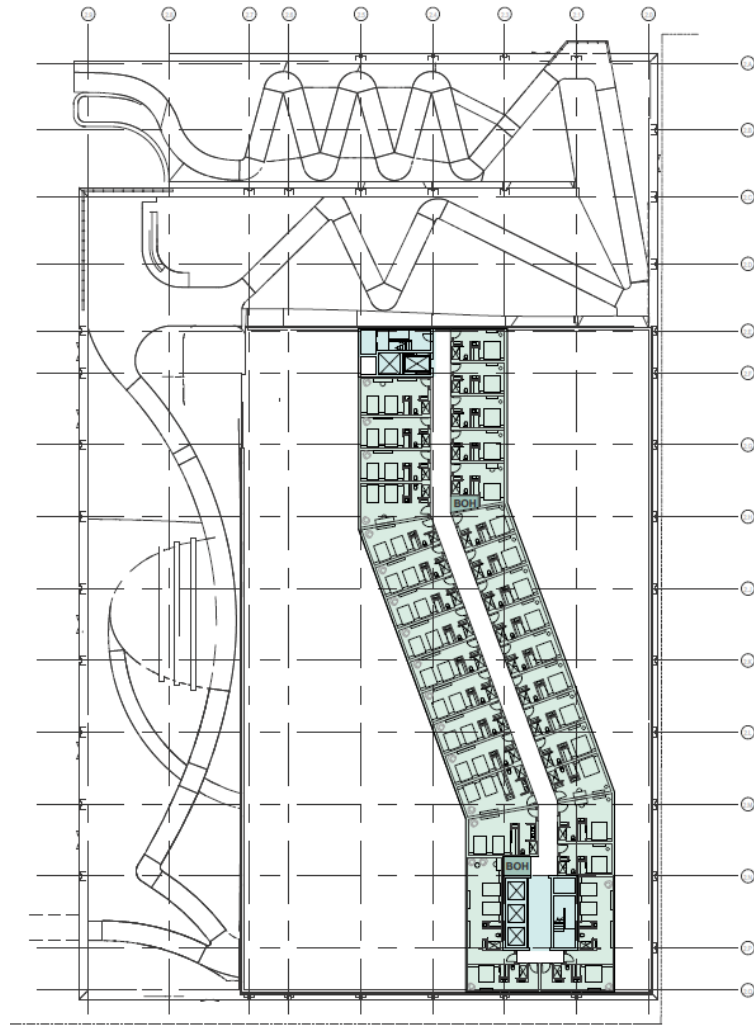


LEVEL 3
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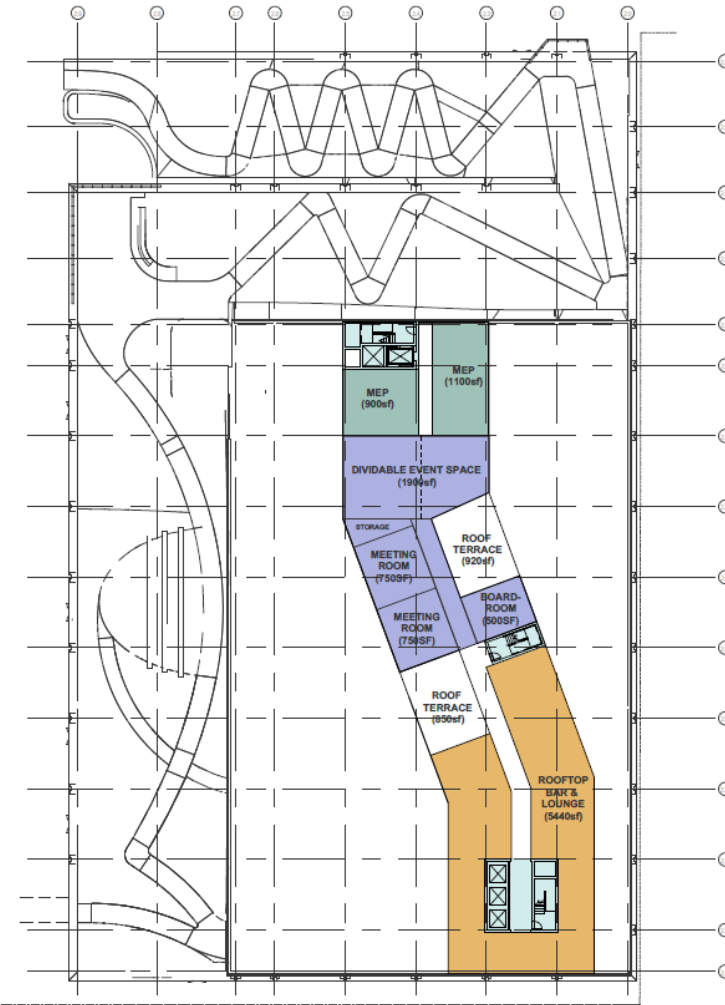


LEVEL 4
NTS



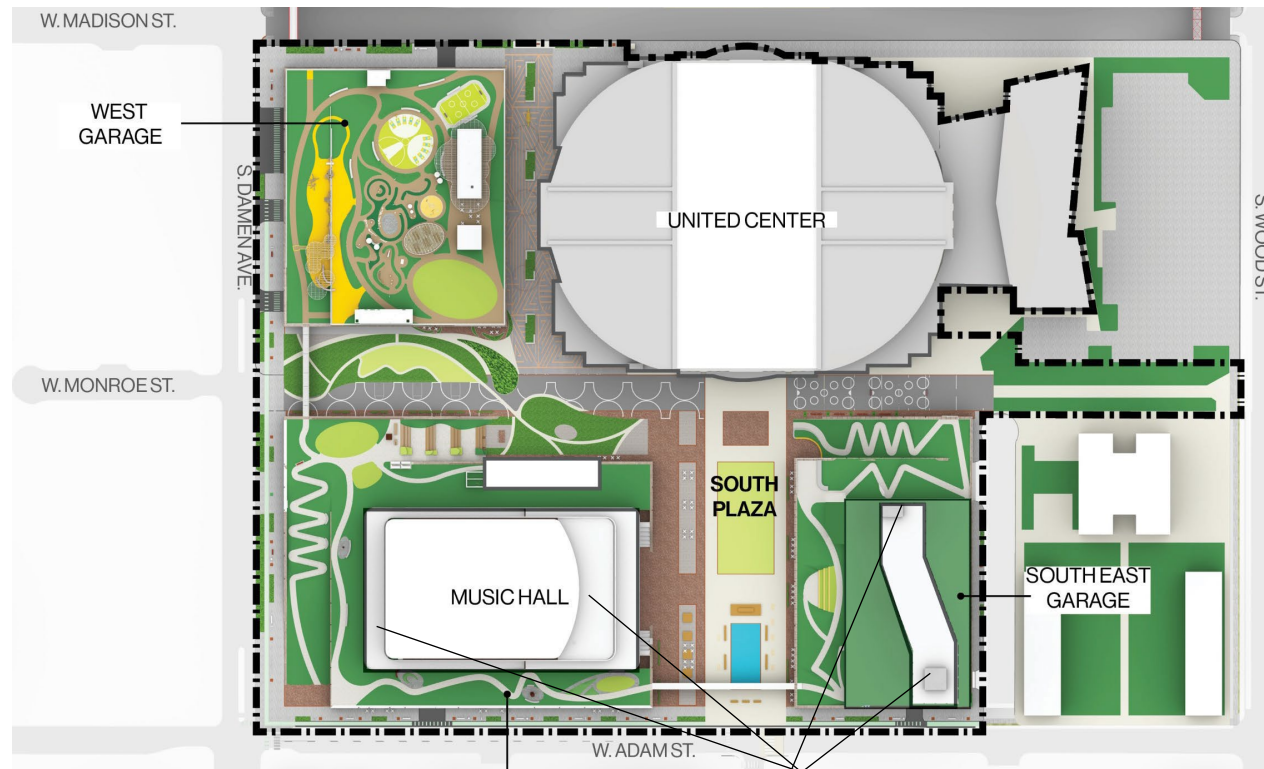


Levels 5-8



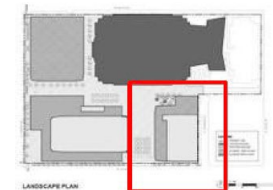
LEVEL 9
NTS



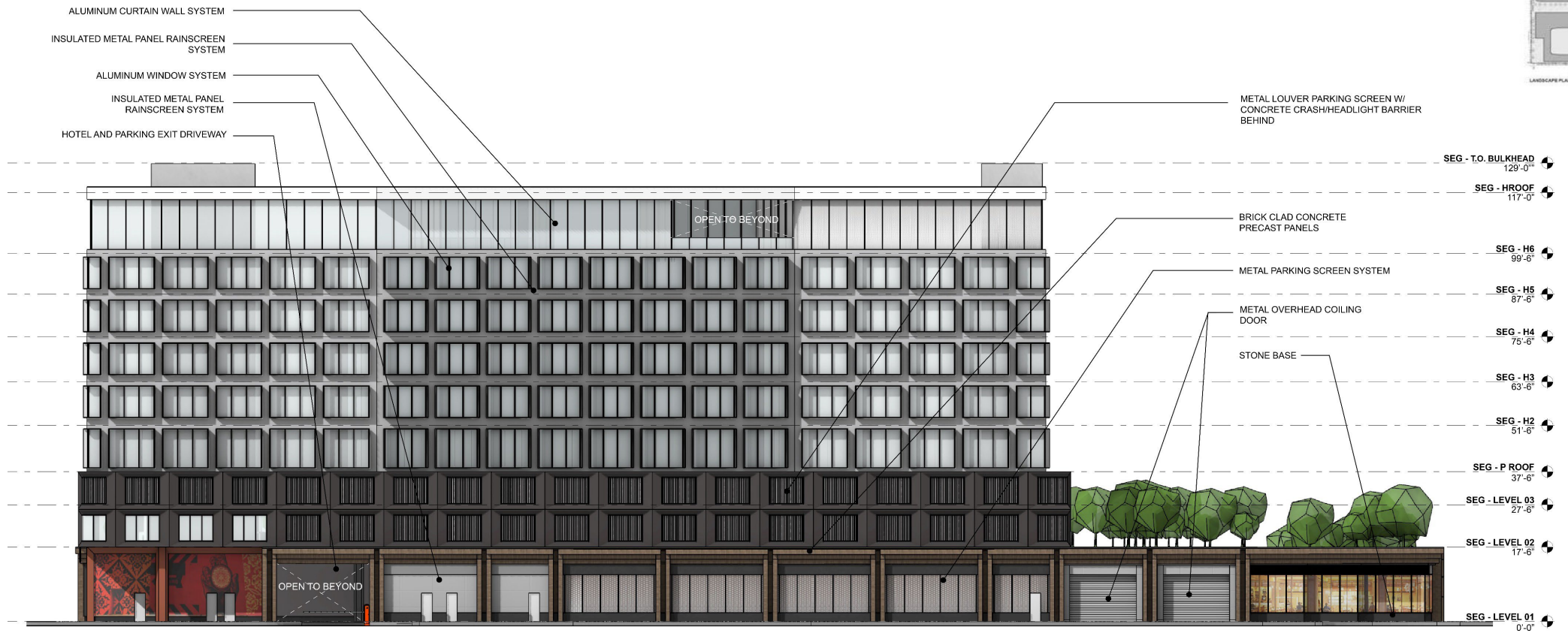
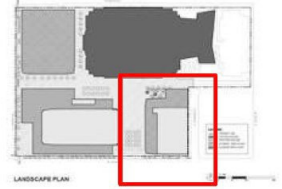


Mechanical Areas

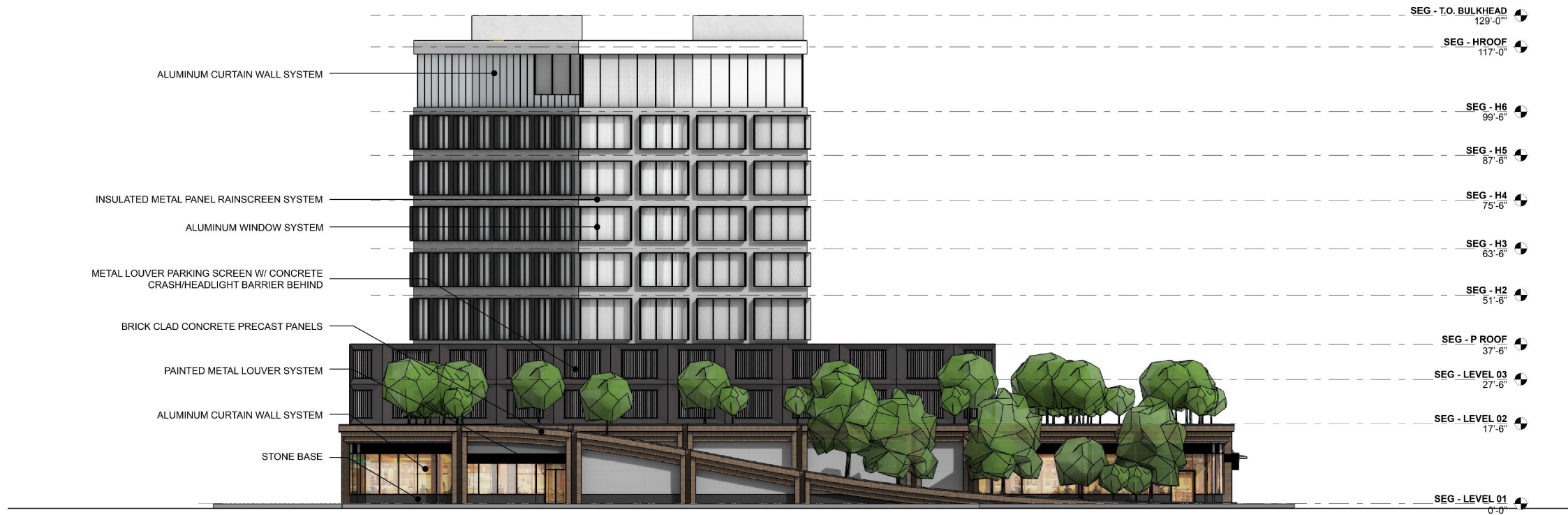
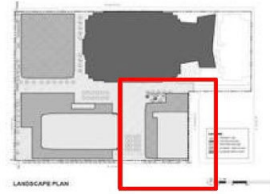
**Note – West Garage mechanical in on parking level*



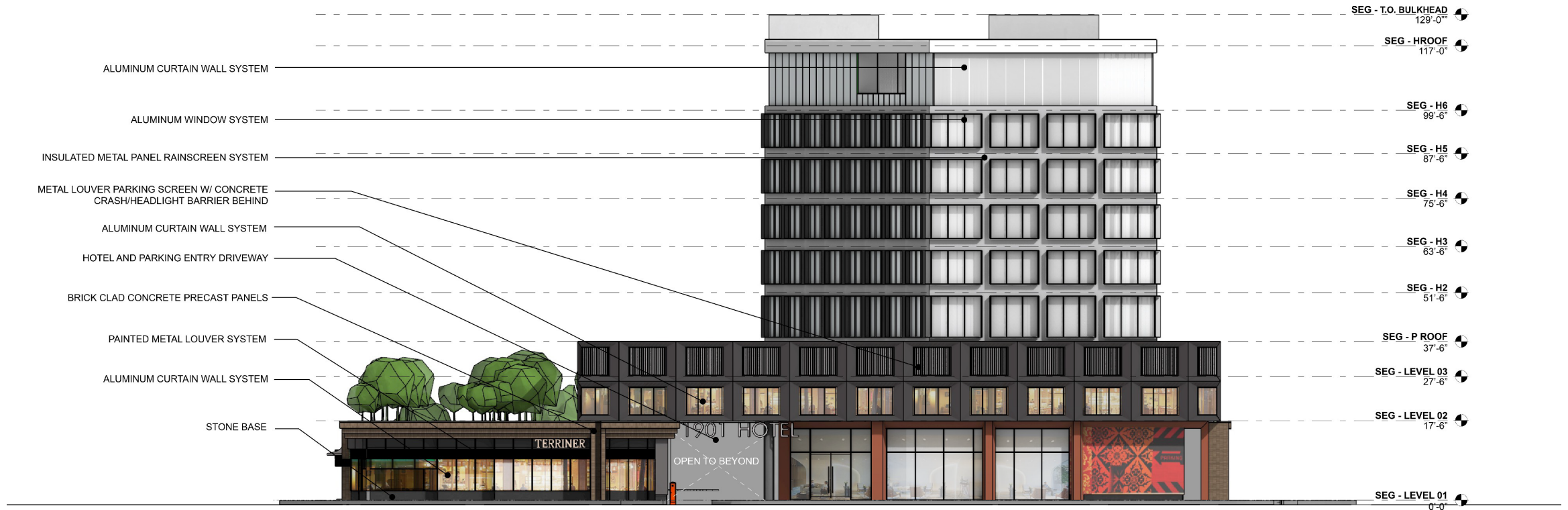
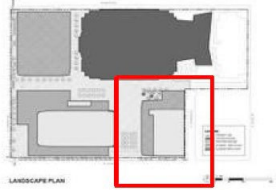
Looking East from the South Plaza



Looking West from Honore



Looking South from Monroe

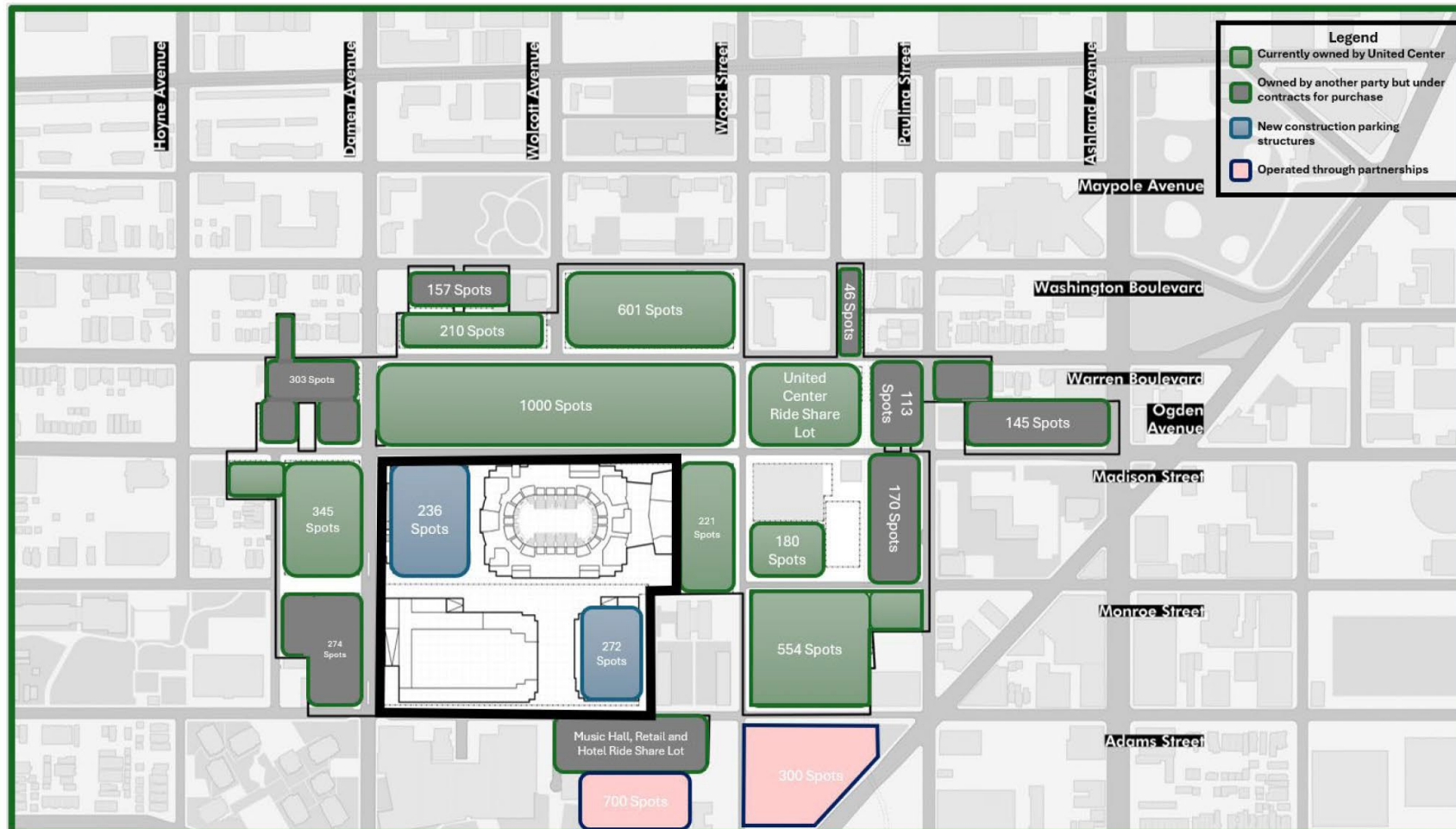


Looking North from Adams





RENDERS OF PROPOSED MATERIALITY – ADAMS ST. HOTEL LOBBY ENTRY



52%
Current Average Parking
Utilization

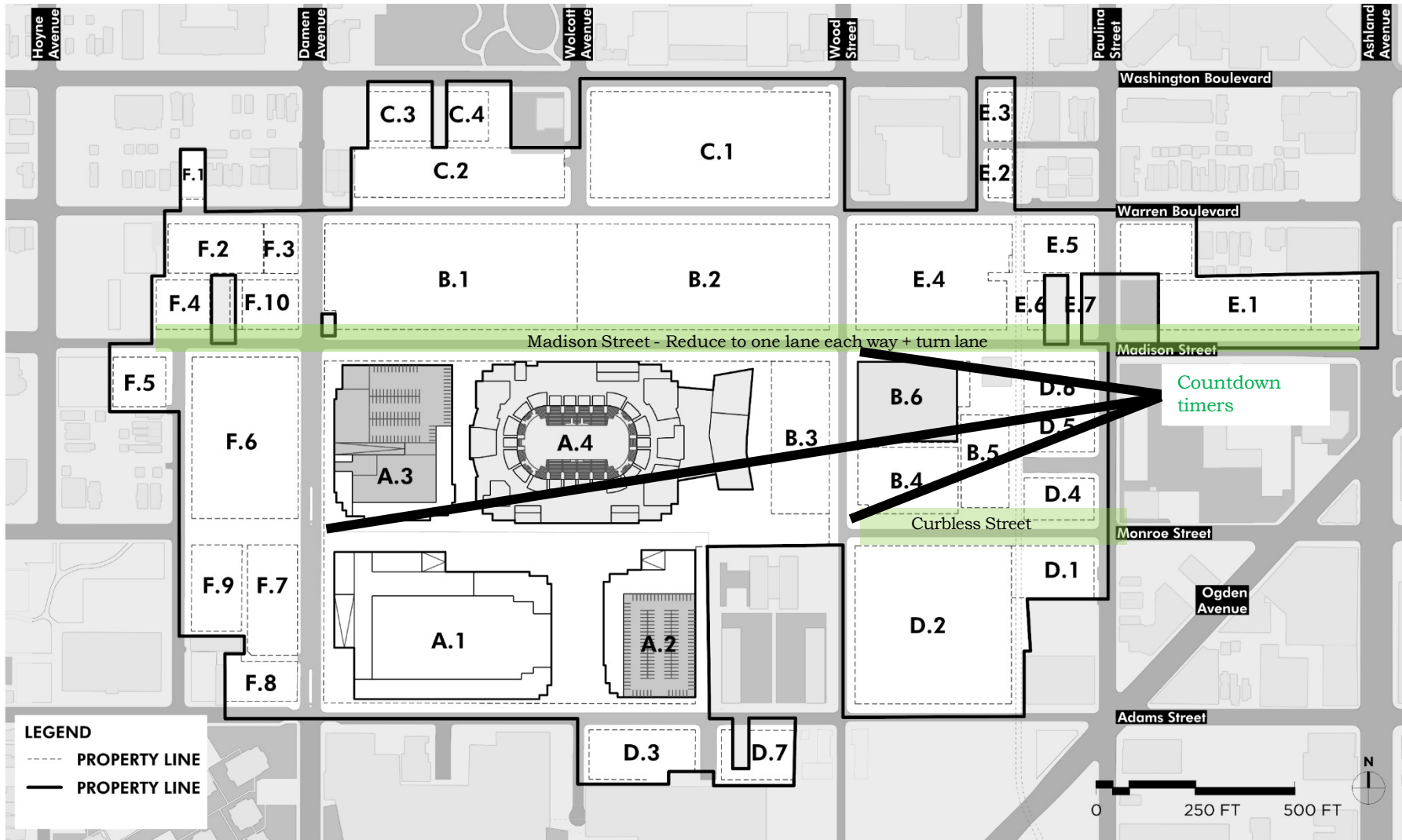
80%
Current Max Parking
Utilization

6.5K
Current Total Event Parking
Spots

3.0K-4.1K
Estimated Event Parking Spots
Needed (UC + Music Hall) with
TDM*

5.8K
Post Subarea A Buildout
Total

*Source: TyLin Traffic Demand Study

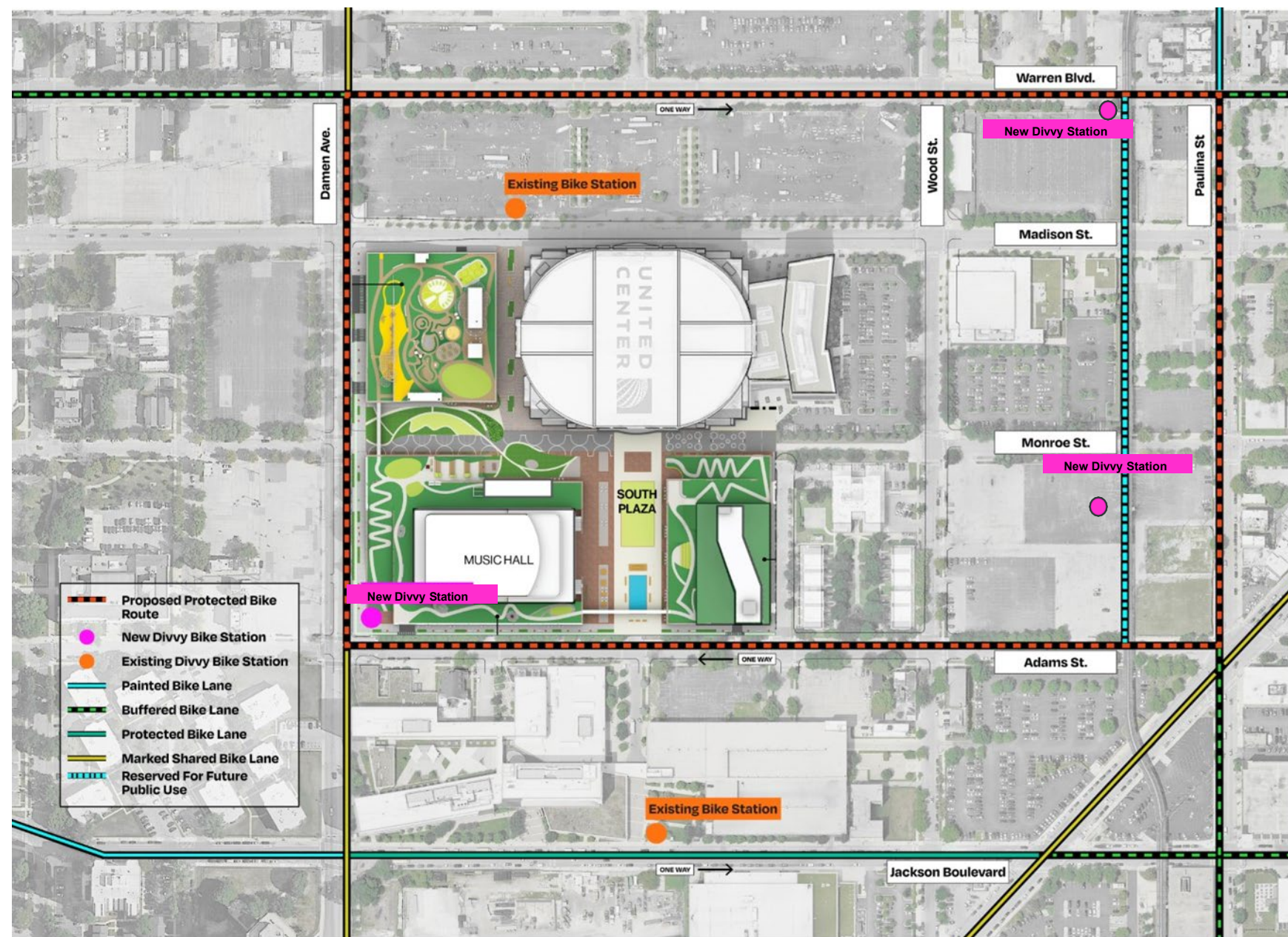


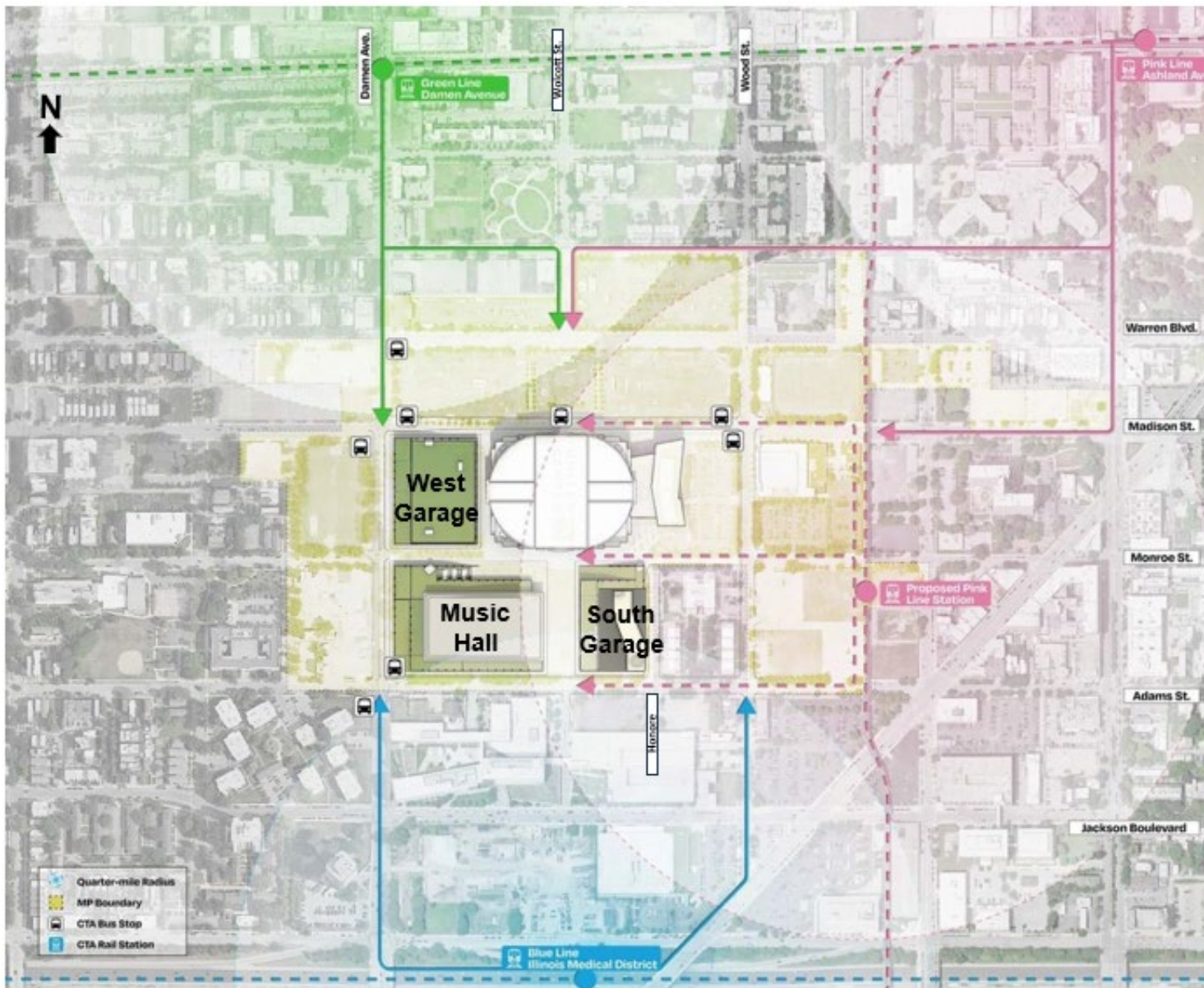
Traffic Study Recommendations

- Traffic calming treatments
- High-quality pedestrian crossing treatments
- Safety enhancements at signalized intersections
- Curbside management strategies
- Quality streetscape elements

Bike Connectivity Recommendations

- Continue to identify locations for publicly available bike parking and provide private, secure bike rooms
- Install wayfinding signage oriented to cyclists
- Request private secure bike rooms and additional amenities
- 3 new Divvy stations (will work with Divvy team on the location)





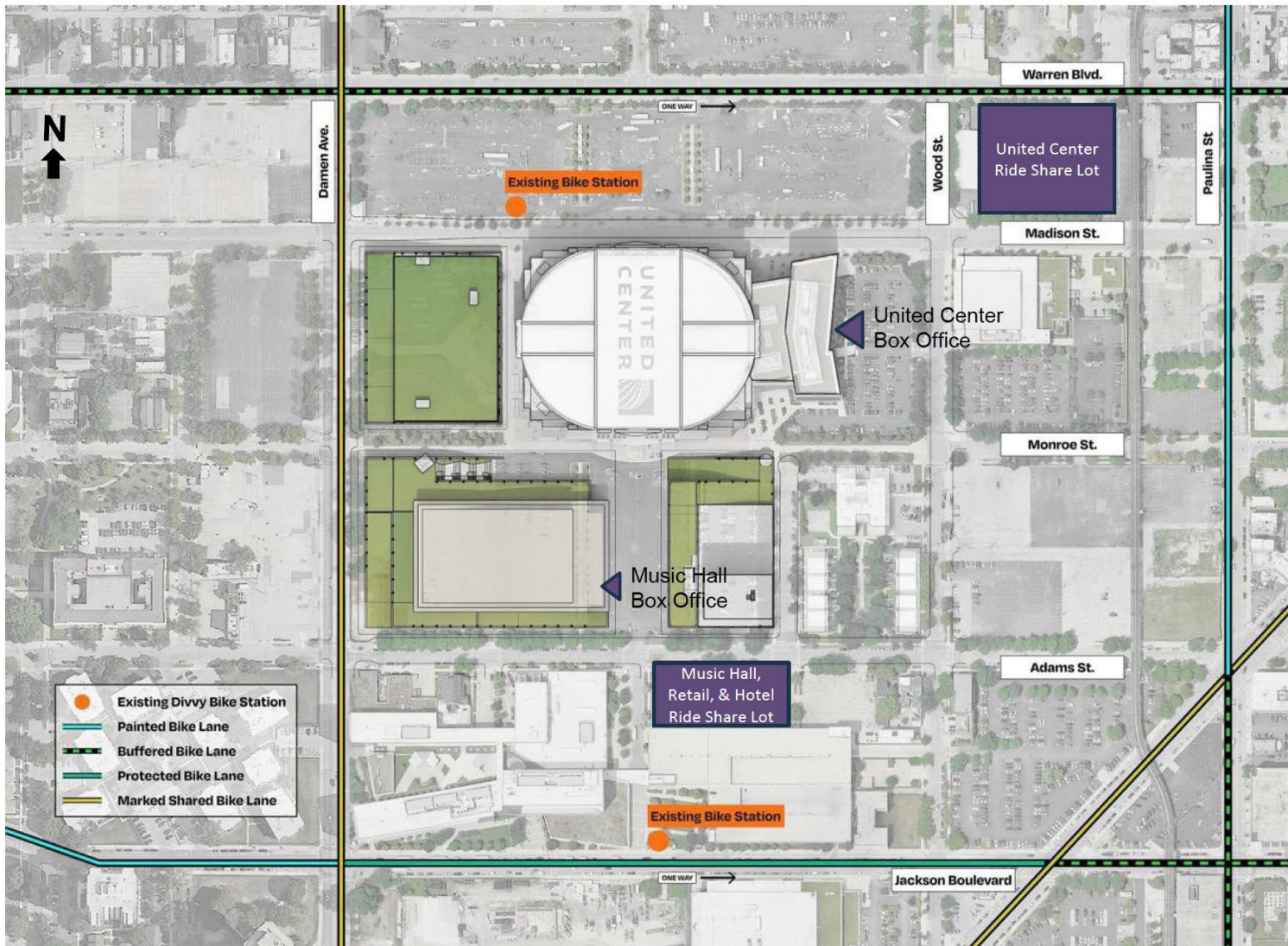
Recommendations

- Create a strong link to nearby bus service from proposed pink line station
- Transit Toolbox items for on-going design
 - Bus stop amenities such as shelters, benches, lighting, and real-time arrival
 - Digital signage in buildings reporting real-time train and bus arrivals
 - Pedestrian-scale transit wayfinding signage

Phase 1 Traffic Study Recommendations

- Protected bike facilities along portions of Damen, Adams, and Warren
- Raised intersection at Adams & Wolcott and curb extensions at Adams & Honore and Adams & Wood
- Pedestrian countdown timers at Damen & Monroe
- Adjustments to event traffic management to improve operations, including modified TMA placement and a second rideshare lot





- Current ride share lot at Wood and Madison will remain
- Additional ride share lot to be added south of Adams

Table 20. Estimated Phased Implementation of Major Infrastructure Recommendations


Development Stage	Infrastructure Improvements Estimated for Implementation
Phase 2 (Subarea B)	<ul style="list-style-type: none">• Reduce cross-section on Madison Street to one vehicular lane/direction• At Madison/Wood, install pedestrian countdown timers
Phase 3 (Subarea E)	<ul style="list-style-type: none">• Implement intersection improvements at Ogden/Paulina/Adams, including left-turn restrictions, removal of the northeastbound right-turn lane, and signal timing adjustments• Implement Do Not Block Intersection signage and pavement markings at Jackson/Paulina• At Ogden/Madison, install eastbound left-turn arrow and consider restricting left-turn movements on Ogden Avenue
Phase 4 (Subarea D)	<ul style="list-style-type: none">• Remove second (de facto) eastbound travel lane on Monroe Street west of Paulina• At Monroe/Paulina, install pedestrian countdown timers• At Western/Madison, install southbound left-turn arrow
Phase 5 (Subarea C)	Remove third travel lane on Warren Boulevard and implement protected bike lane
Phase 6 (Subarea F)	It is anticipated that all major infrastructure modifications would be implemented prior to Phase 6.

Note that the proposed Pink Line Station is not included in this summary, as this new station requires substantial coordination with the CTA to execute. Construction is recommended as soon as practicable.



URBAN DESIGN AREAS OF COMPLIANCE

- Buildings abut sidewalk & align with adjacent buildings
- Sidewalks were widened where needed
- Neighborhood-oriented retail activates ground floor of buildings with clear & inviting main entrances
- Traditional brick industrial buildings with low knee walls at ground level and clear glass
- Solid-windowless walls avoided where possible
- Screened mechanical, loading, trash, and storage areas away from the entrances
- ADA accessible sidewalks and parking lots



Energy

- **20 points** – Exceeding the energy code by 5%
- **5 points** – Rooftop Solar-Ready Construction
- **20 points** – Building Electrification

Landscape & Green Infrastructure

- **10 points** – Green Roof >50%
- **5 points** – Native Landscapes
- **5 points** – Tree Health

Water

- **5 points** – Indoor Water Use Reduction (25%)

Public Health

- **5 points** – Indoor Air Quality

Stormwater

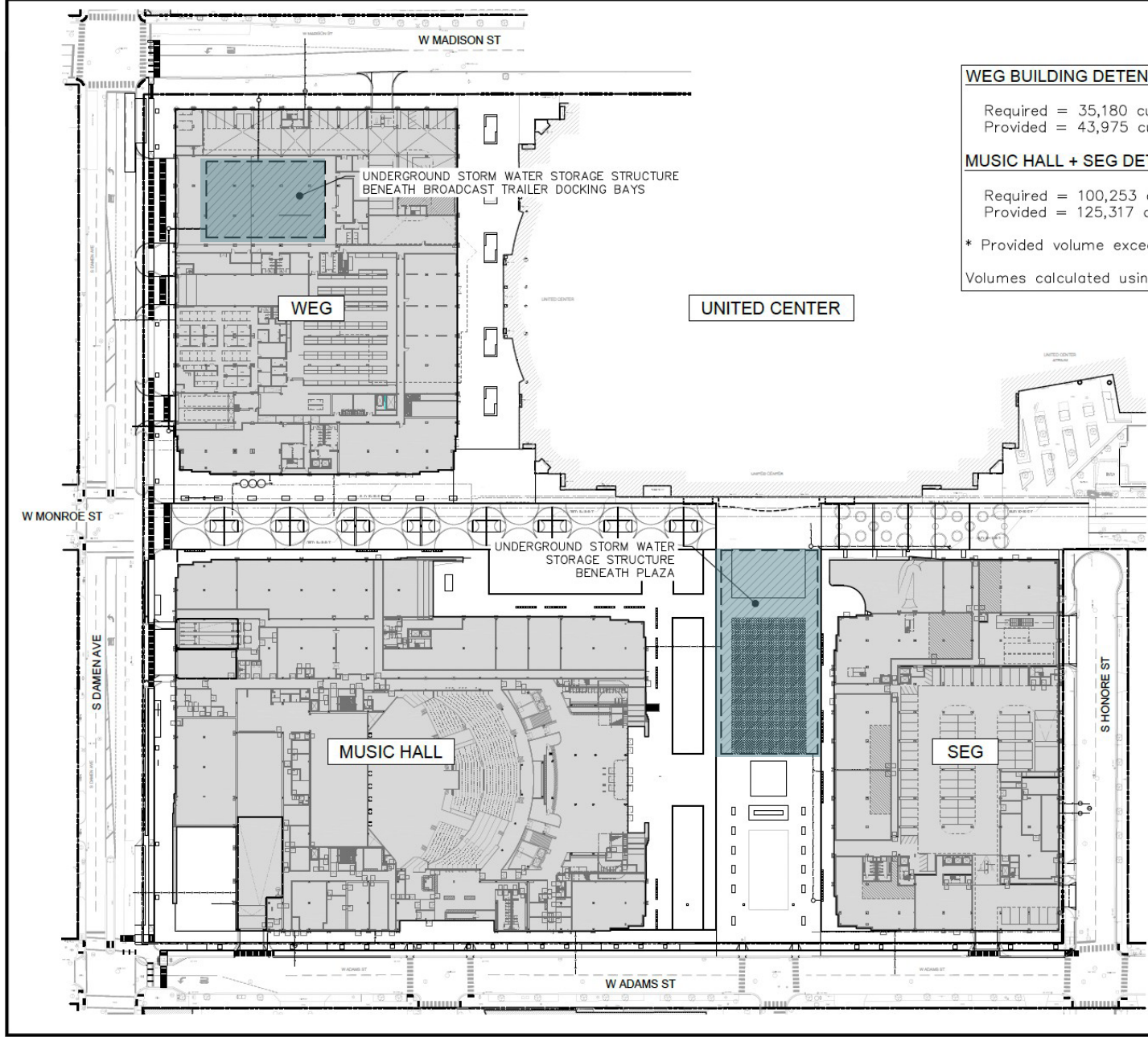
- **5 points** – Sump Pump Capture & Reuse
- **10 points** – Exceeding stormwater ordinance by 25%

Transportation

- **5 points** – Bikeshare Partnership
- **5 points** – EV Charging Readiness

In addition, the project is planning to incorporate bird friendly design, including, but not limited to:

- Bird friendly biodiversity in the park
- Outdoor seating in front of glazing
- Limiting landscape reflectivity off glazing



WEG BUILDING DETENTION VOLUME

Required = 35,180 cu.ft.
Provided = 43,975 cu.ft.*

MUSIC HALL + SEG DETENTION VOLUME

Required = 100,253 cu.ft.
Provided = 125,317 cu.ft.*

* Provided volume exceeds Stormwater Ordinance by 25%
Volumes calculated using Chicago Stormwater Tool R5.1



UNITED CENTER PH 1 DEVELOPMENT
STORMWATER DETENTION STORAGE
December 5, 2024





Public Benefit

VIBRANT NEIGHBORHOOD

20%
Affordable Housing

25+
Acres of Park & Accessible
Open Space

CTA
Transit-Rich
Neighborhood

NEW
Restaurant & Retail
Options

ECONOMIC ENGINE

\$400M
Target Phase One
Construction Cost

30% MBE & 8% WBE
Goal

2K
Estimated Phase One
On-Site Construction Jobs

1.4K
Phase One
Direct Permanent Jobs

32K
Estimated Total On-Site
Construction Jobs At Maturity

7K
Estimated Total Direct
Permanent Jobs At Maturity

COLLABORATIVE PROGRAMMING

Intentional partnering to
build a continuous
programming experience
that connects:

**WORKFORCE
DEVELOPMENT**
Career Pathing & Exposure

PERFORMING ARTS

SPORTS & WELLNESS

Public Benefit



**THE 1901
PROJECT**

Neighborhood Partnership Proposal

ECONOMIC OPPORTUNITY

WORKFORCE DEVELOPMENT & HIRING

Training for sustainable jobs, active community hiring and long-term employment

1901 ECONOMIC DEVELOPMENT FUND

Designed to support local small business by providing resources, capital and mentorship.

1901 HERITAGE FUND

Invest in long-term community infrastructure to promote economic self-sufficiency among households and promote generational wealth for existing residents

NEIGHBORHOOD SAFETY & BELONGING

IMPROVED PEDESTRIAN EXPERIENCE & WALKABILITY

Wider, safer pathways that encourage health, accessibility and walkability

MUSIC HALL & COMMUNITY ROOM

3,000 square feet of dedicated meeting space that will be community-empowered and led

SECURITY PRESENCE

24/7 fully operational 1901 Security Center

YOUTH ENGAGEMENT

WORKFORCE DEVELOPMENT

Career Pathing & Exposure

PERFORMING ARTS

Leveraging spaces and industry partnerships to develop interest in performing arts

SPORTS & WELLNESS

Developing the understanding in youth of the importance of health and wellness through sports

VISIT [THE1901PROJECTCHICAGO.COM/COMMUNITY](https://the1901projectchicago.com/community) FOR COMPLETE DETAILS



DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports it for the following reasons:

- Public review ensured by various city departments (17-8-0101).
- Unified planning that aligns with C2-5 zoning and neighboring developments (17-8-0102).
- Economically beneficial development that fits the neighborhood's character (17-8-0103).
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).
- Permits flexibility in applying use, bulk, and development standards to foster creativity and excellence in building and urban design (17-8-0105).
- Meets standards and guidelines (17-13-0609-A).
- Compatible with the surrounding area's uses, density, and scale (17-13-0609-B).
- Supported by adequate infrastructure and services (17-13-0609-C).