



# 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**

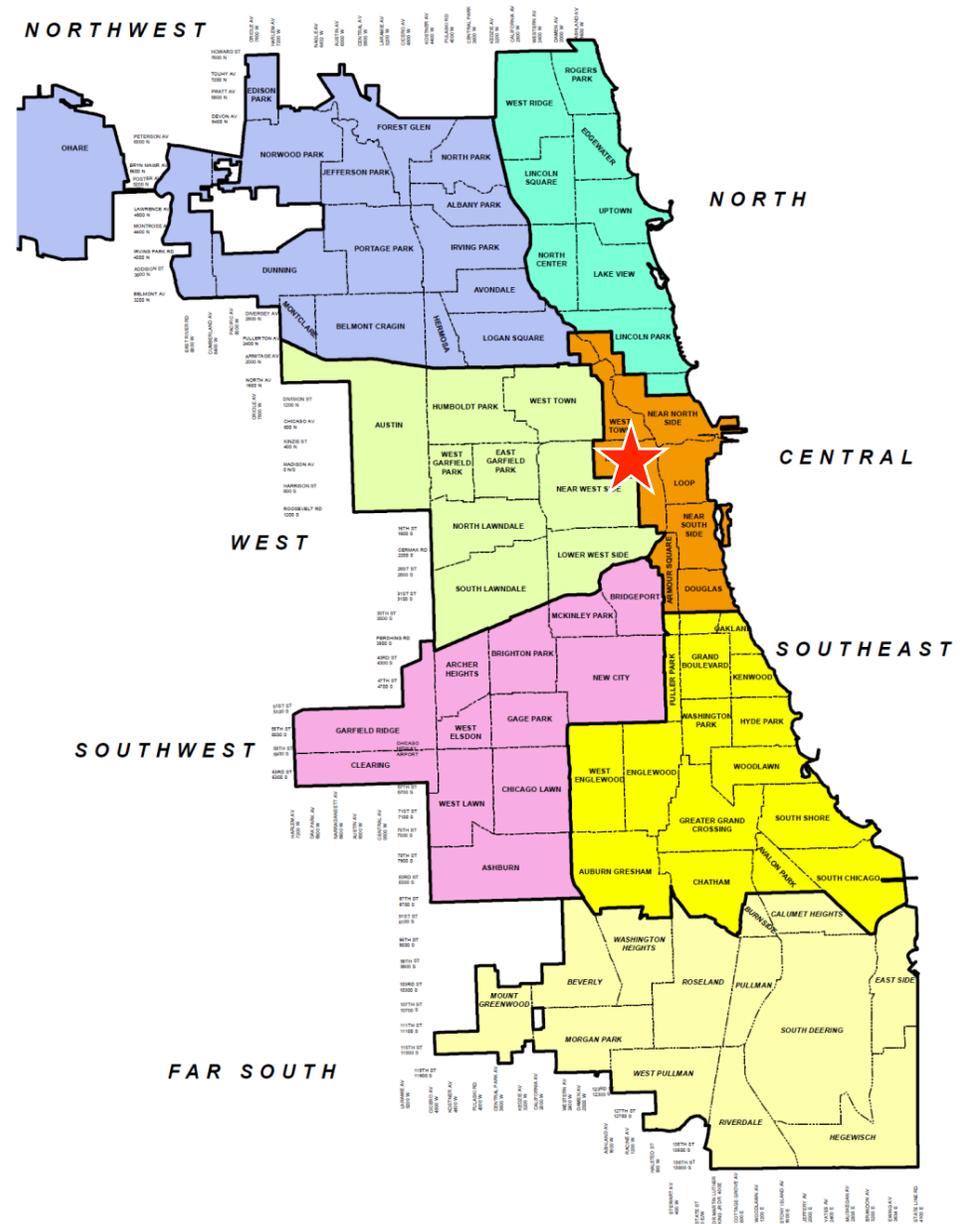
**Architect: RIOS**

**Attorney: DLA Piper**

01/16/2025

# Community Area Snapshot

CATEGORY	NEAR WEST SIDE	CHICAGO
<b>Population</b>	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%
<b>Population Change (2010-2022)</b>	19.5%	1.0%
<b>Average Household Size</b>	1.9	2.4
<b>Median Age</b>	32	35.3
<b>Bachelor's Degree or Higher</b>	69.8%	42.4%
<b>Foreign Born</b>	17.2%	20.2%
<b>Median Household Income</b>	\$106,955	\$71,673







1835 W Harrison St  
+/- 138'

1900 W Jackson Blvd  
+/- 110'

300 S Damen Ave  
+/- 204'

2045 W Jackson Blvd  
+/- 188'

2245 W Jackson Blvd  
+/- 80'

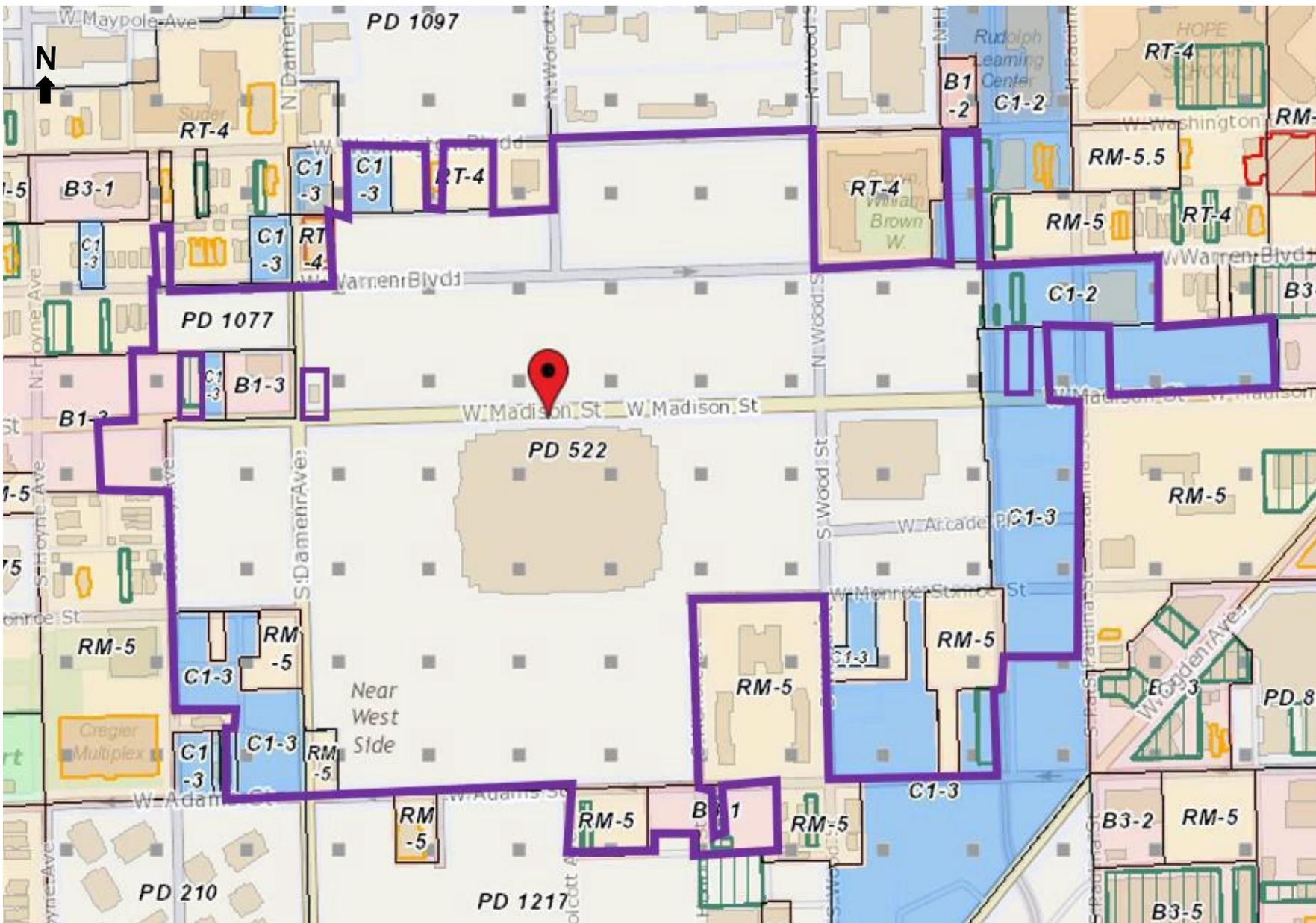
54 N Hermitage Ave  
+/- 30'

100 N Hermitage Ave  
+/- 92'

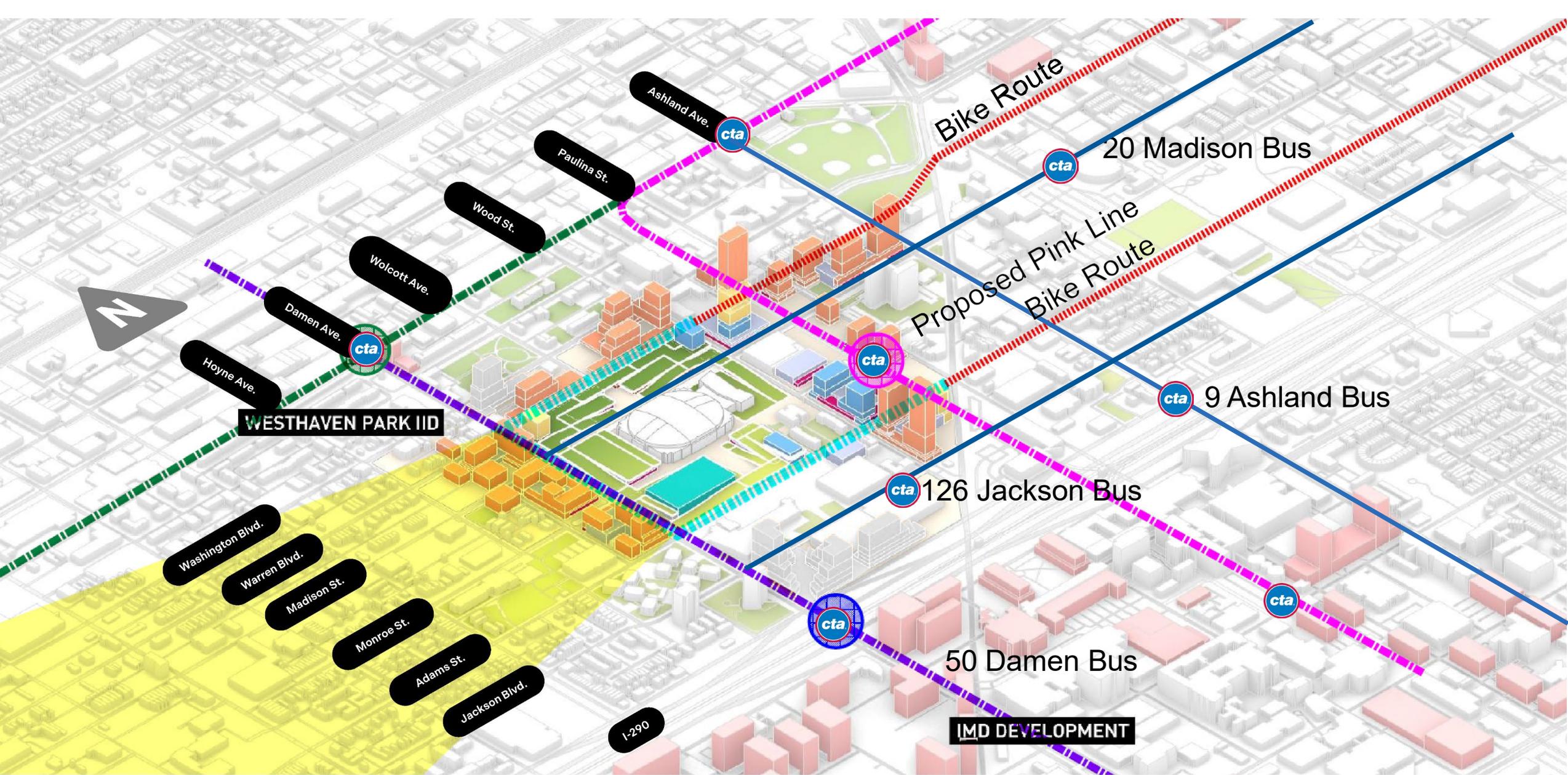
1901 W Washington Blvd  
+/- 41'

1834 W Washington Blvd  
+/- 36'

**AERIAL VIEW FROM NORTHEAST – CURRENT BUILDING HEIGHTS**



- Proposed PD
- RM-5:** Residential Multi-Unit District
- RT-4:** Residential Two-Flat, Townhouse, and Multi-Unit District
- B1-3:** Neighborhood Shopping District
- B3-1:** Community Shopping District
- C1-2:** Neighborhood Commercial District
- C1-3:** Neighborhood Commercial District





- Academic
- Cultural/Entertainment
- Employment
- Housing
- Medical

**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

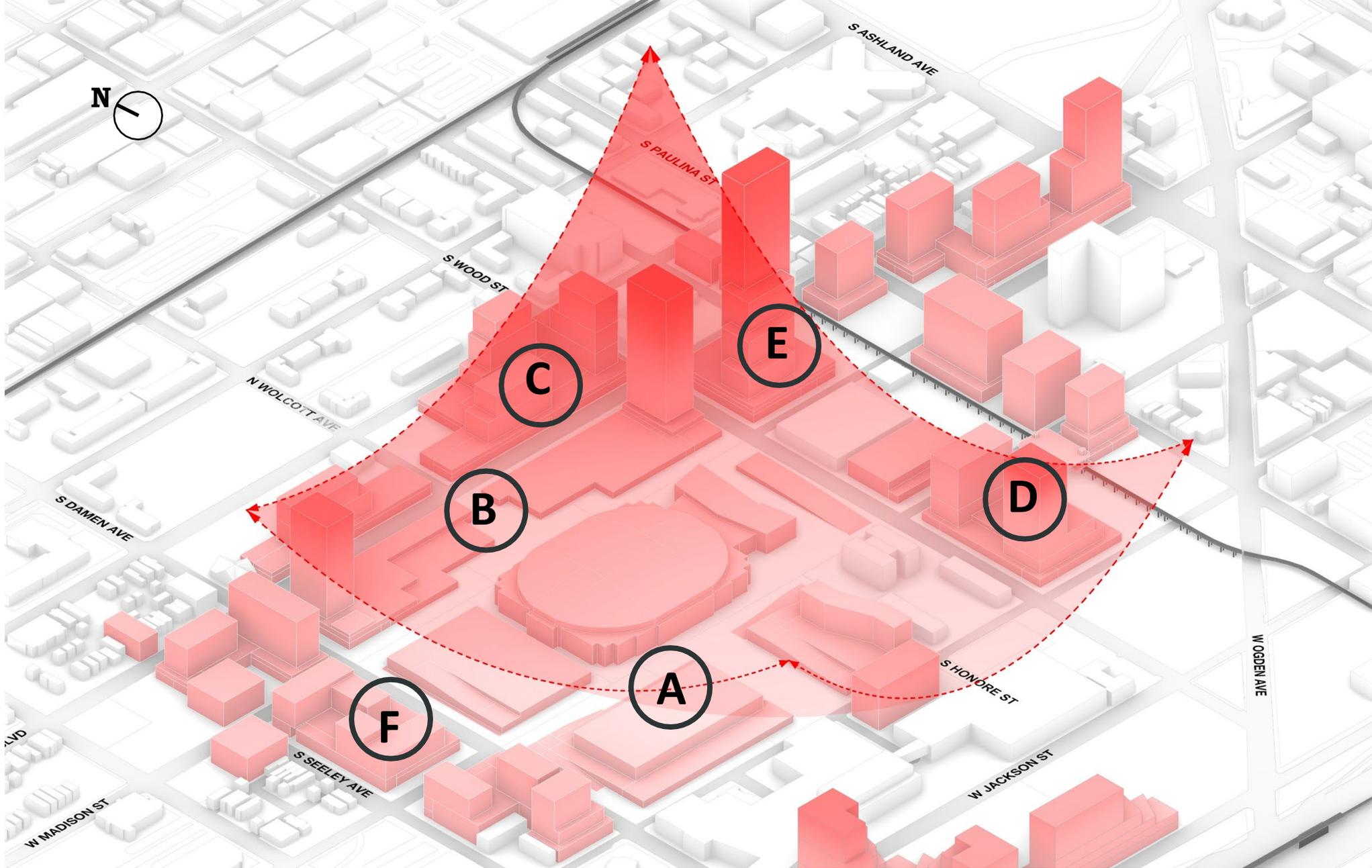
**25+** Acres of Open Space

**9.5K** Residential Units

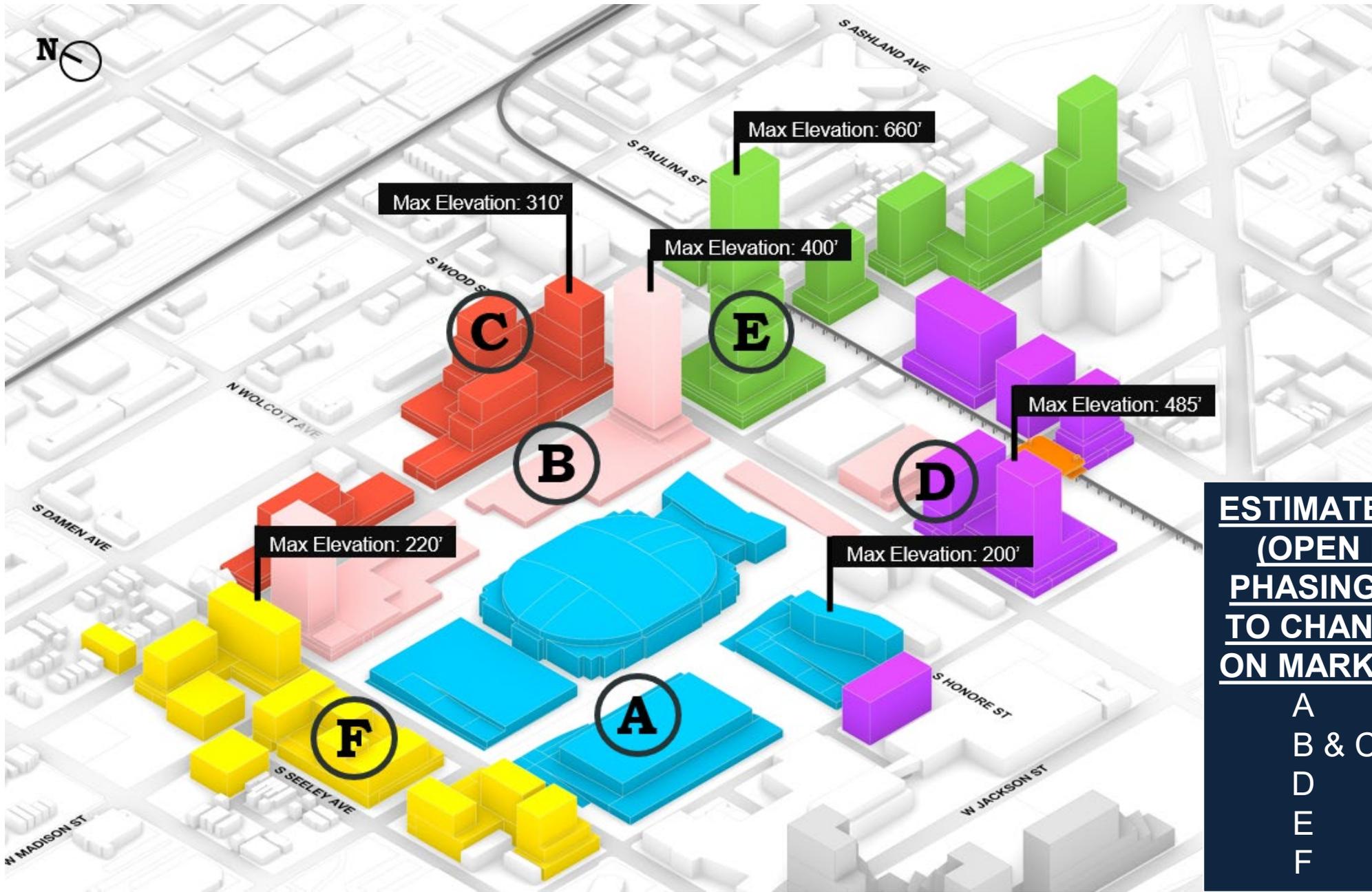
**1.3K** Hotel Keys

**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)**

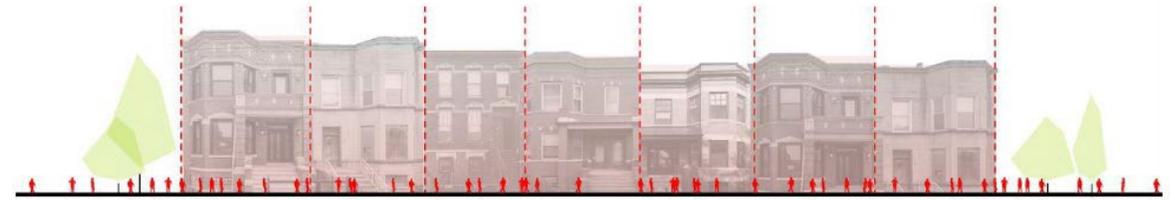
A	2028
B & C	2031
D	2034
E	2037
F	2040

**AERIAL VIEW – PROPOSED MAX BUILDING HEIGHTS**

# Pedestrian Context

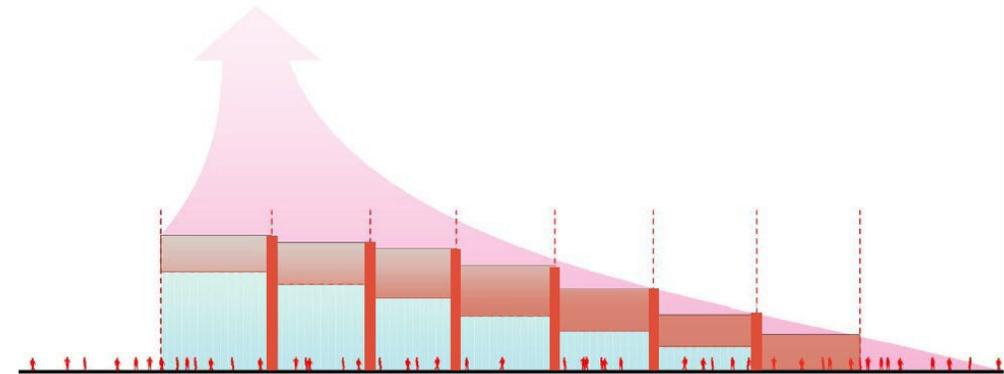
## HUMAN SCALE

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



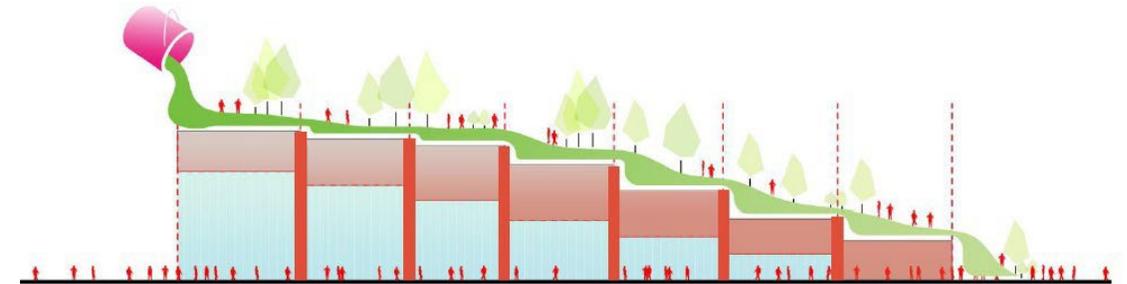
## OPEN GROUND FLOOR

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



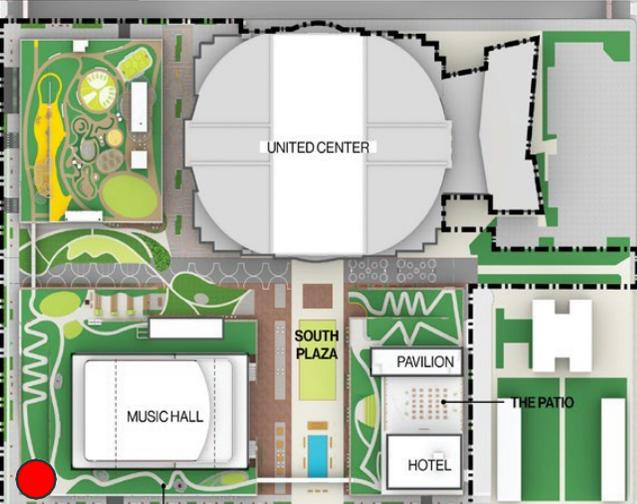
## LANDSCAPE + ROOFSCAPE

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



# Pedestrian Context

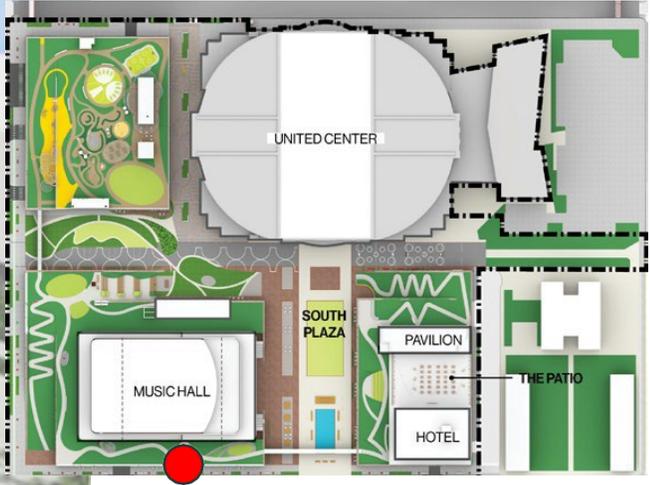
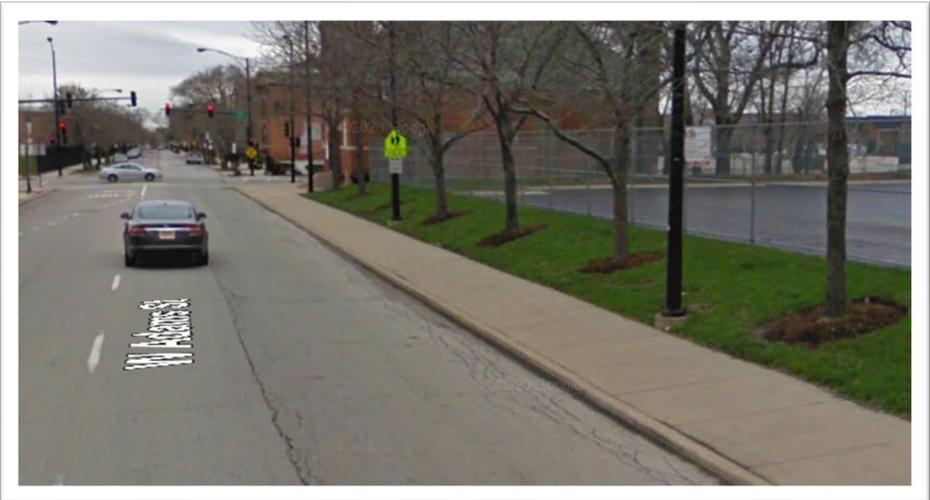
**ENTRANCE FROM ADAMS ST AND DAMEN AVE**



# Pedestrian Context



**ADAMS ST STREETSCAPE WITH PLANTERS**



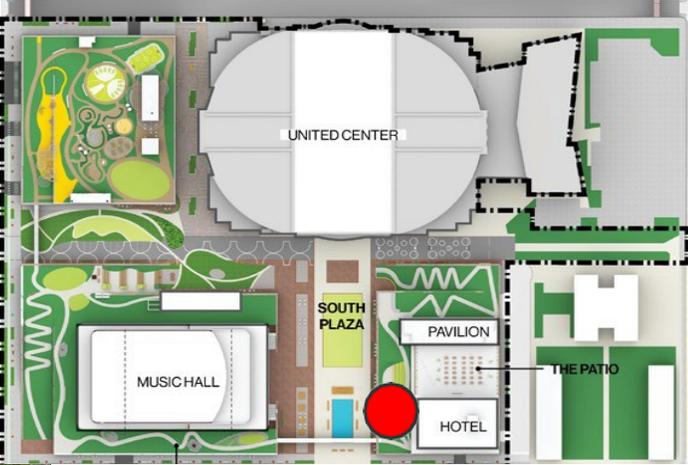
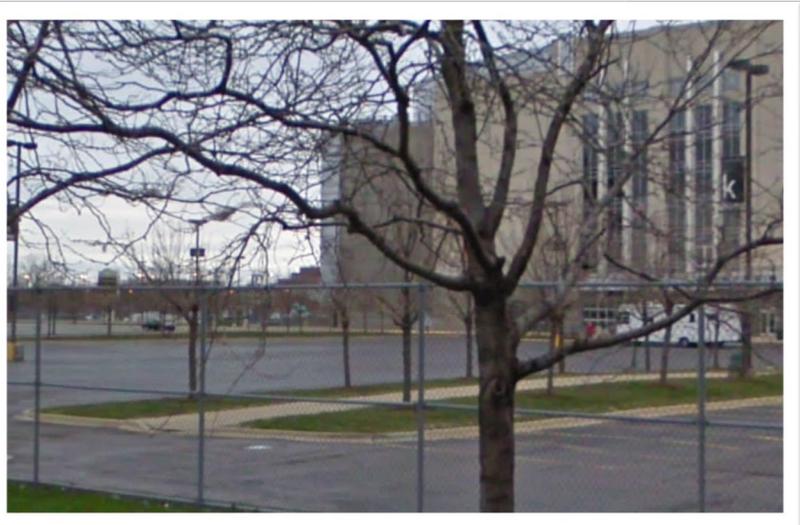
# Pedestrian Context



**SOUTH PLAZA – ARRIVAL FROM ADAMS**



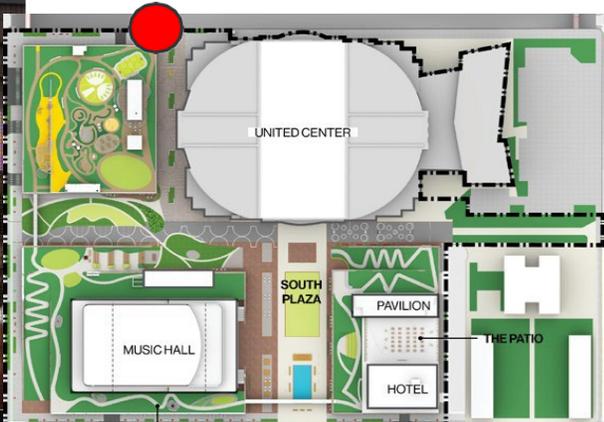
# Pedestrian Context



# Pedestrian Context

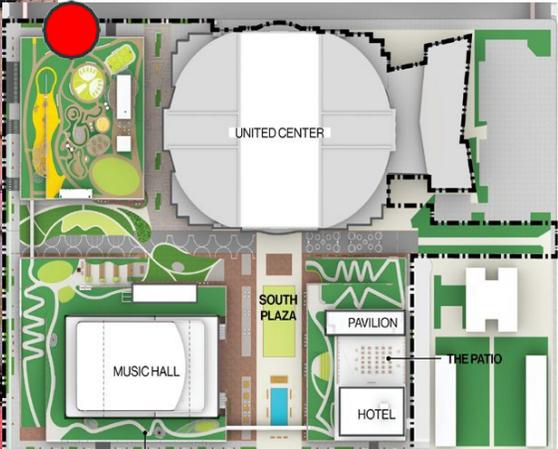


**MADISON & THE ALLEY SIDE OF THE UNITED CENTER**



# Pedestrian Context

MADISON – LOOKING EAST

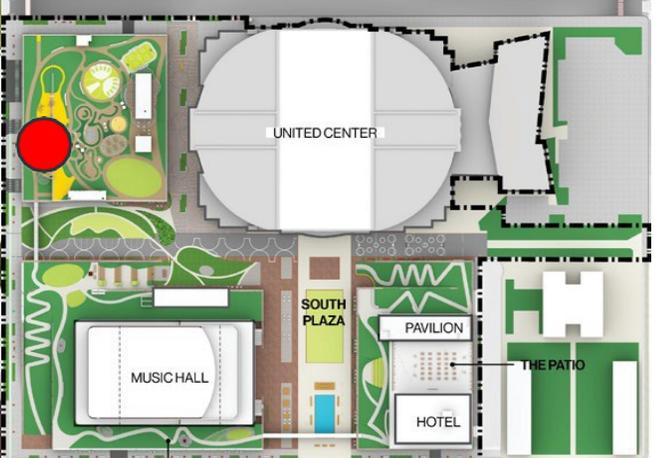
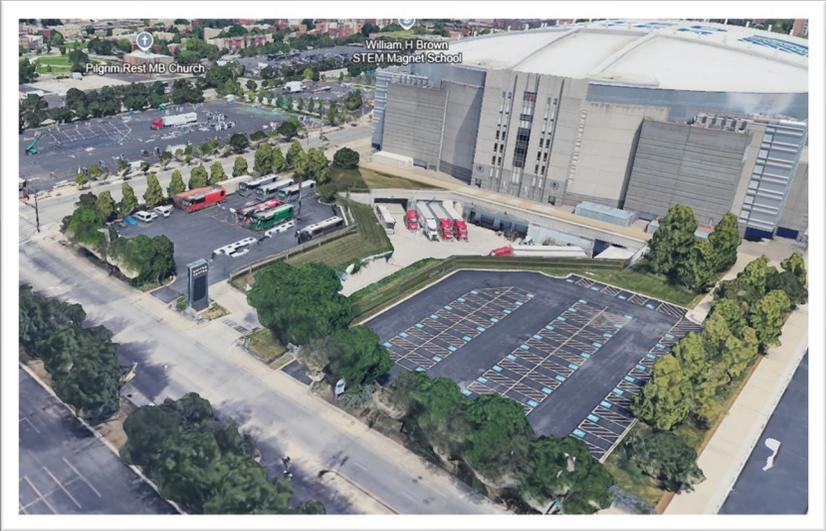


# Pedestrian Context

MADISON AND DAMEN



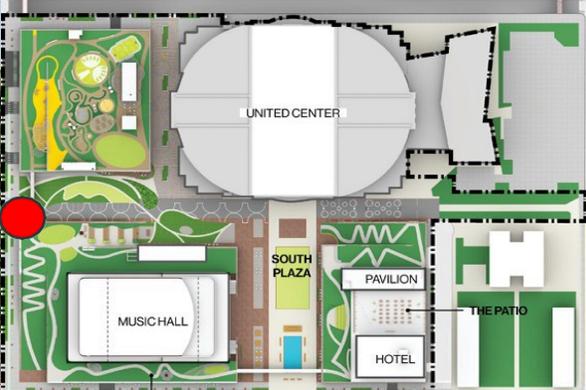
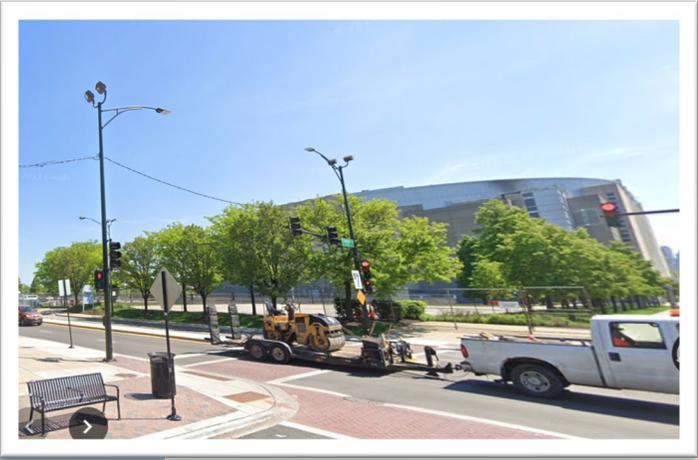
# Pedestrian Context



# Pedestrian Context



**MONROE AND DAMEN**



# Pedestrian Context

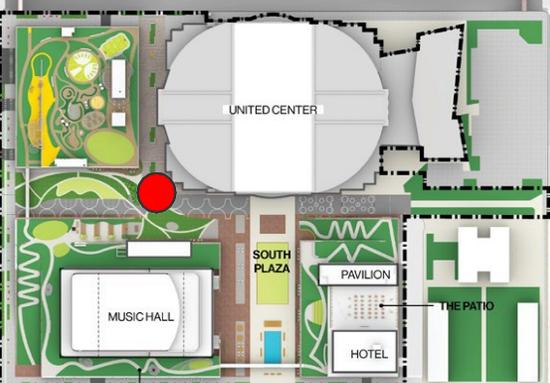
**MONROE – LOOKING WEST**



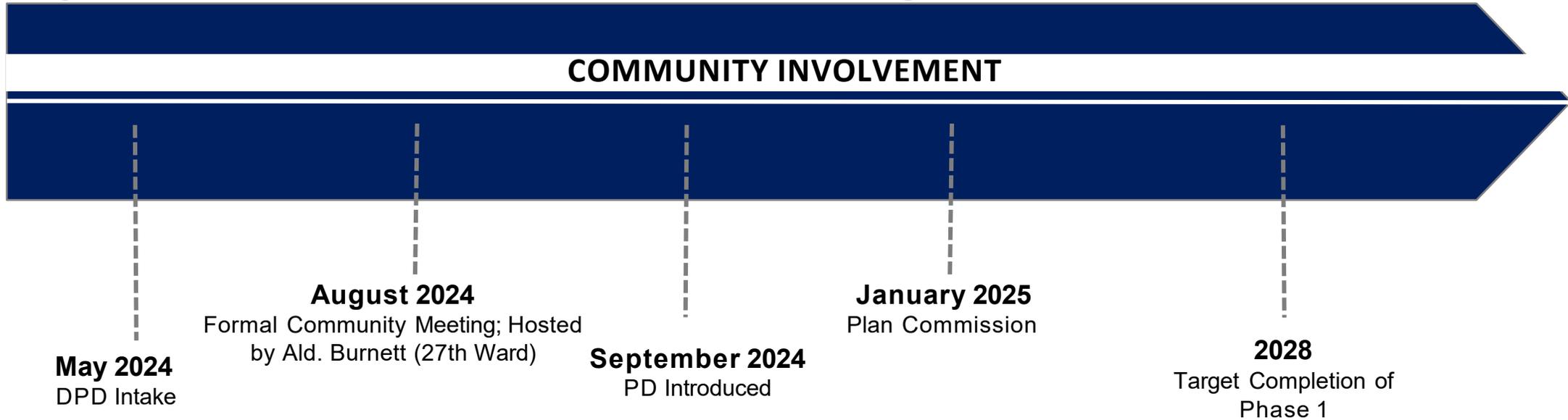
# Pedestrian Context



**MONROE – LOOKING NORTH**



# Project Timeline + Community Outreach

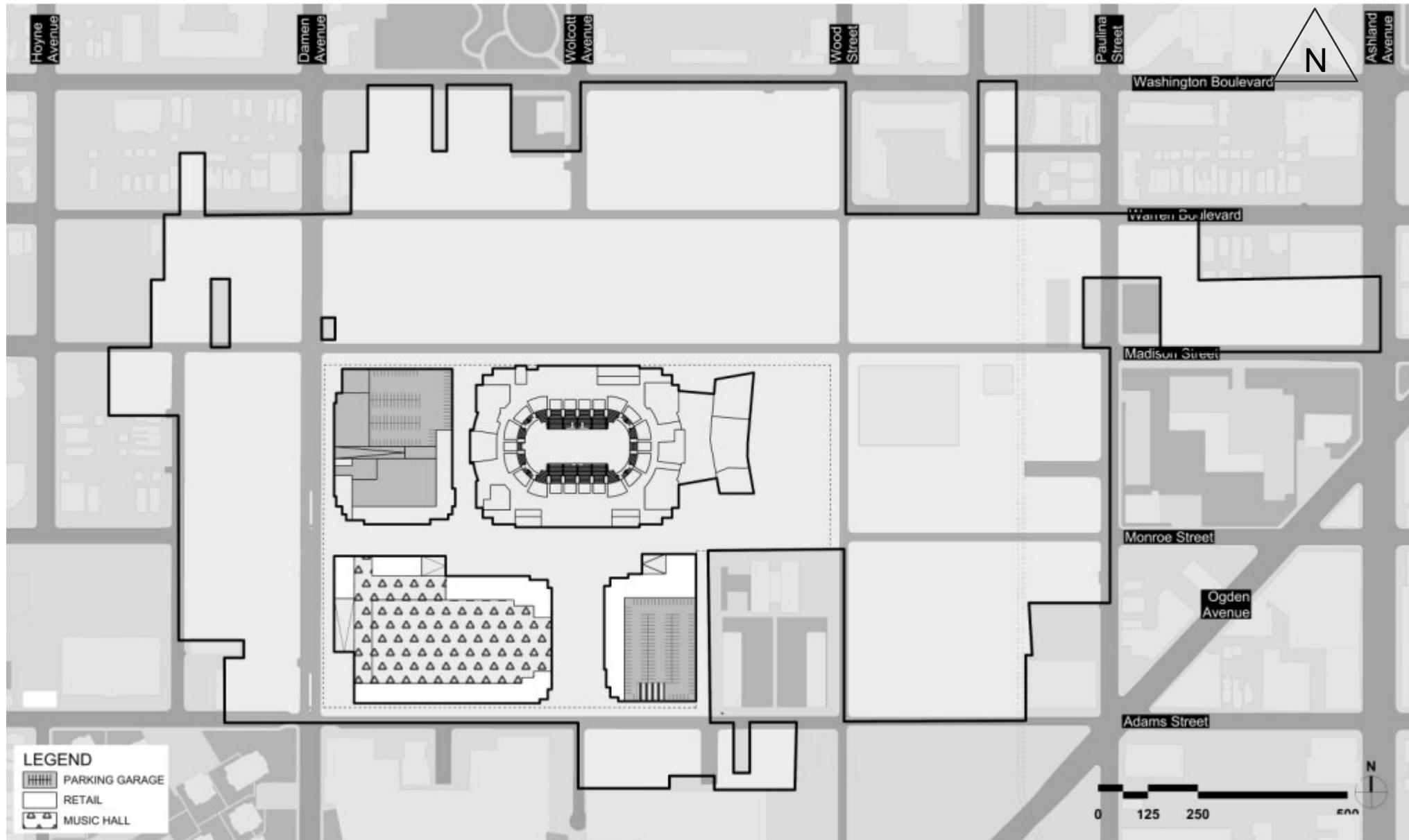


## Community Programming In Progress

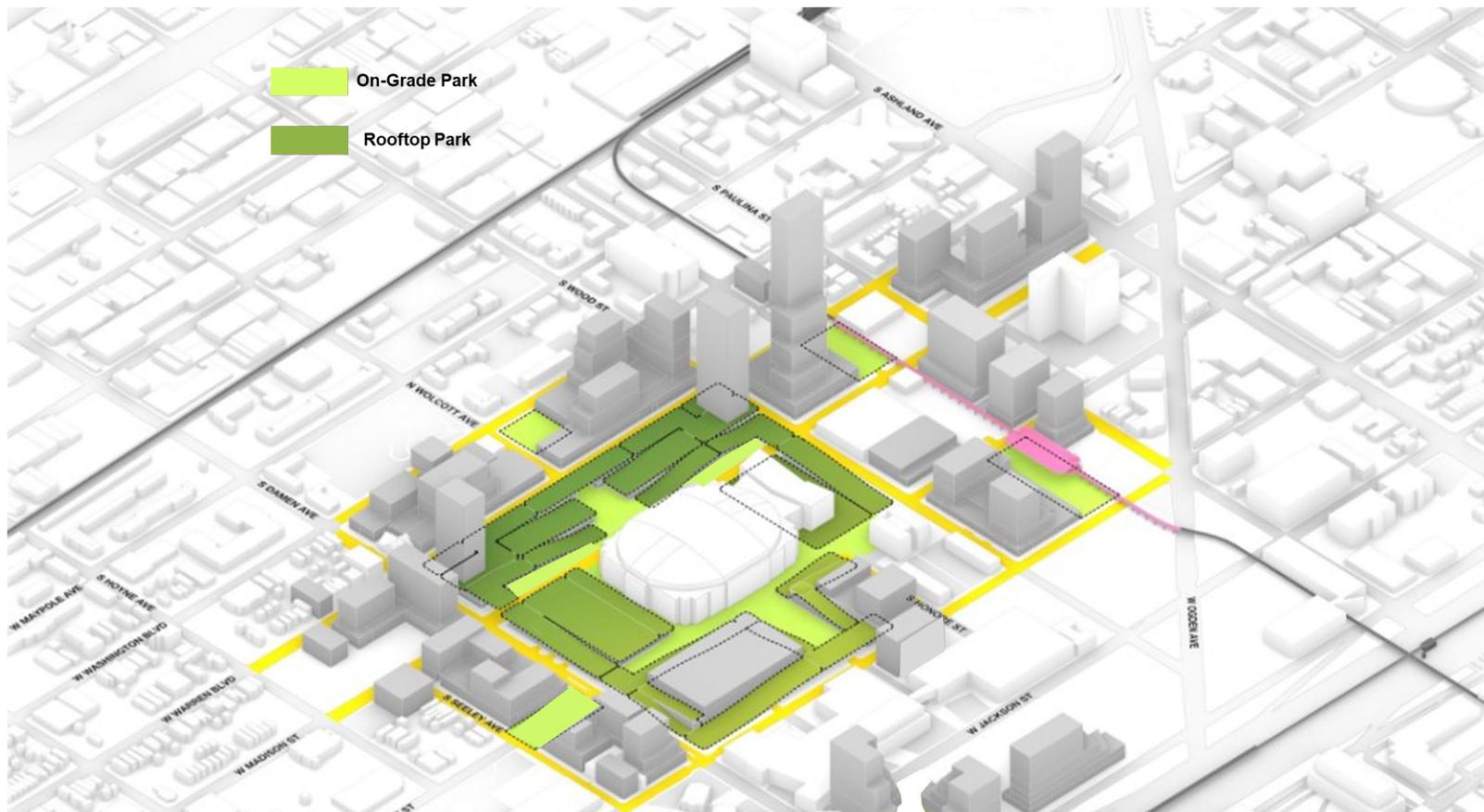
The 1901 Project, in collaboration with community leaders, organizations, constituents and residents, is developing programming to support its three key neighborhood pillars: ***Economic Opportunity, Neighborhood Safety & Belonging*** and ***Youth Engagement***.

## Micro-Meetings & Listening Sessions

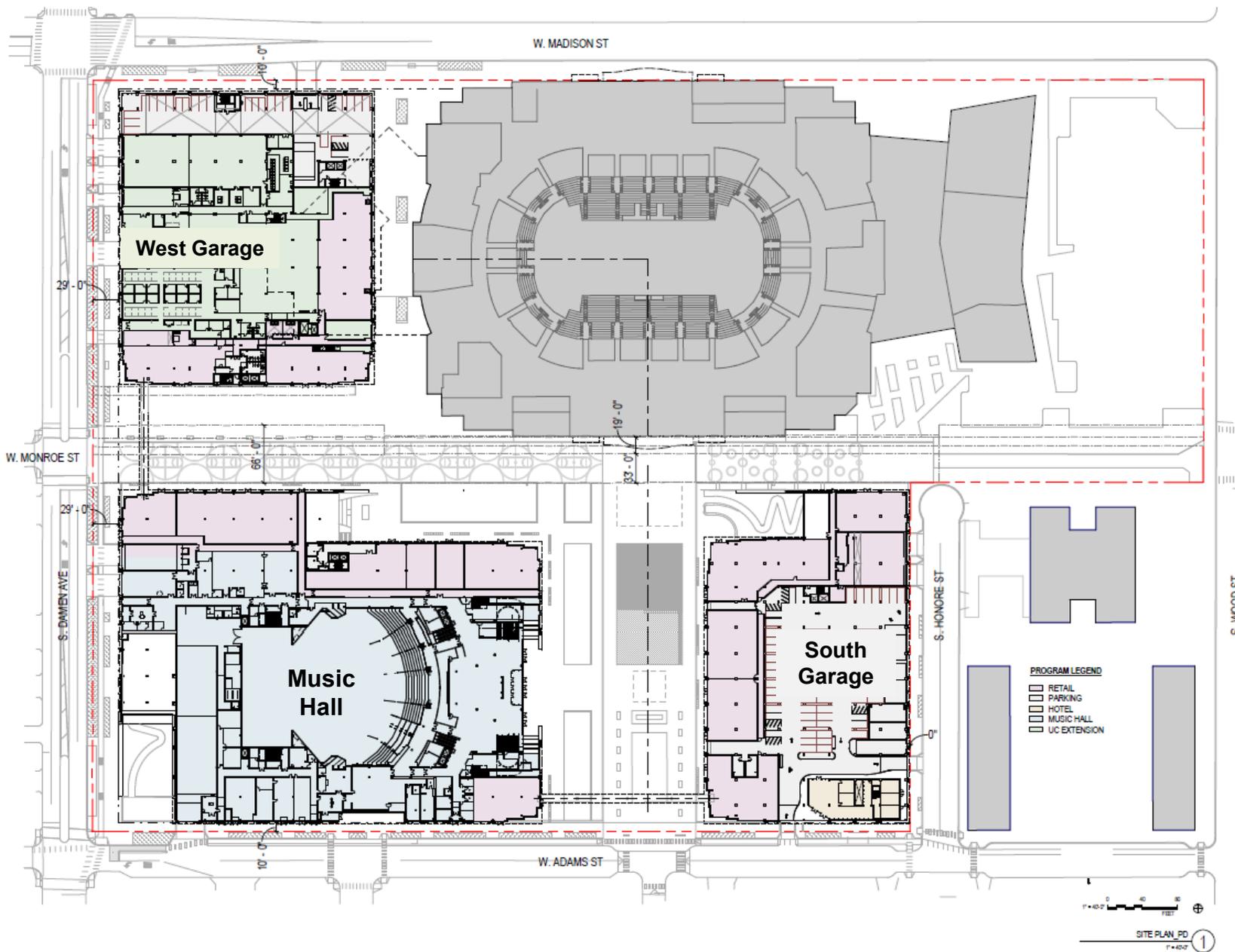
- All School Principals: Suder, Brown, Bulls, Crane, Dett
- Boys & Girls Club – James Jordan Club
- Chicago Housing Authority
- The Chicago Lighthouse
- Communities Empowered Through Construction
- Greater Union Baptist Church
- Henry Horner Advisory Council
- Henry Horner Association of Men
- Homeowners 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



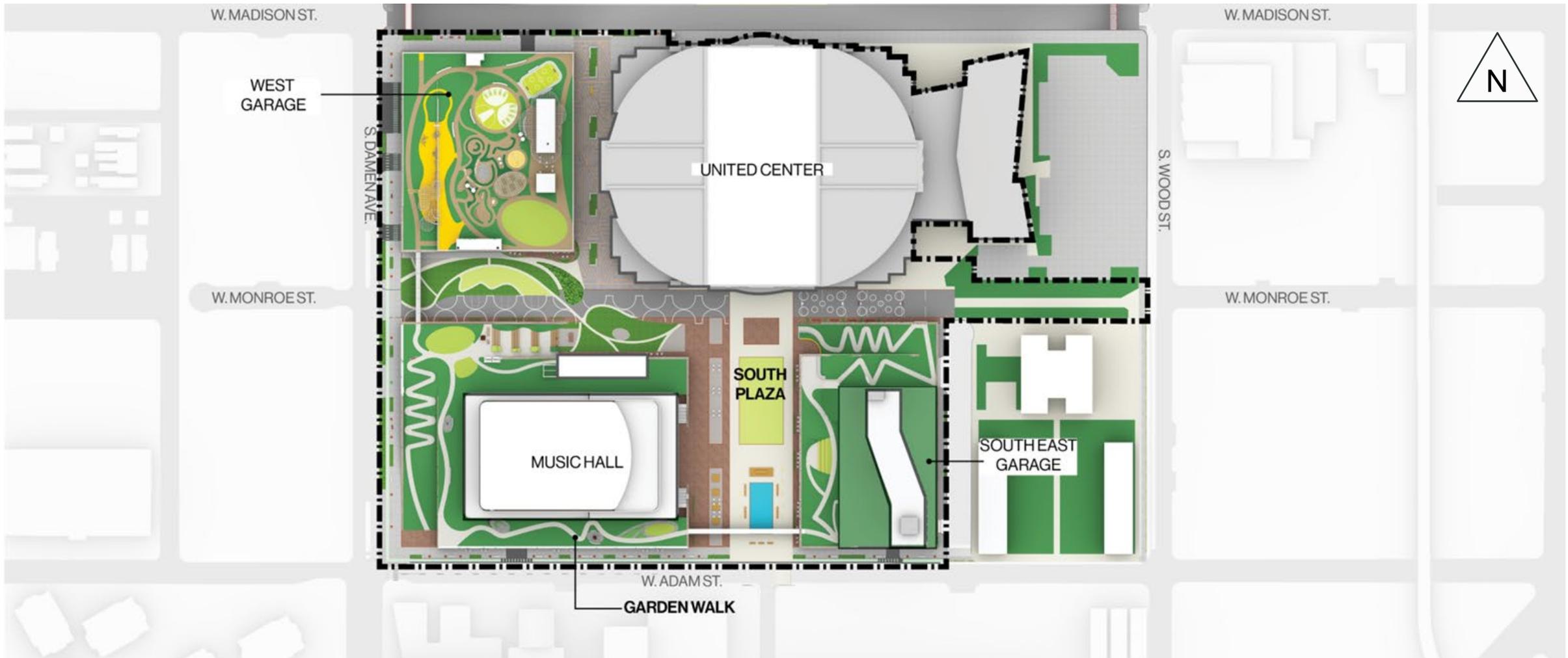
# PLANNED DEVELOPMENT SITE PLAN

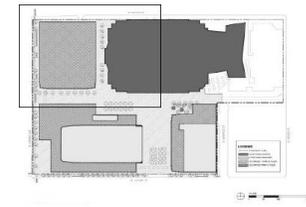
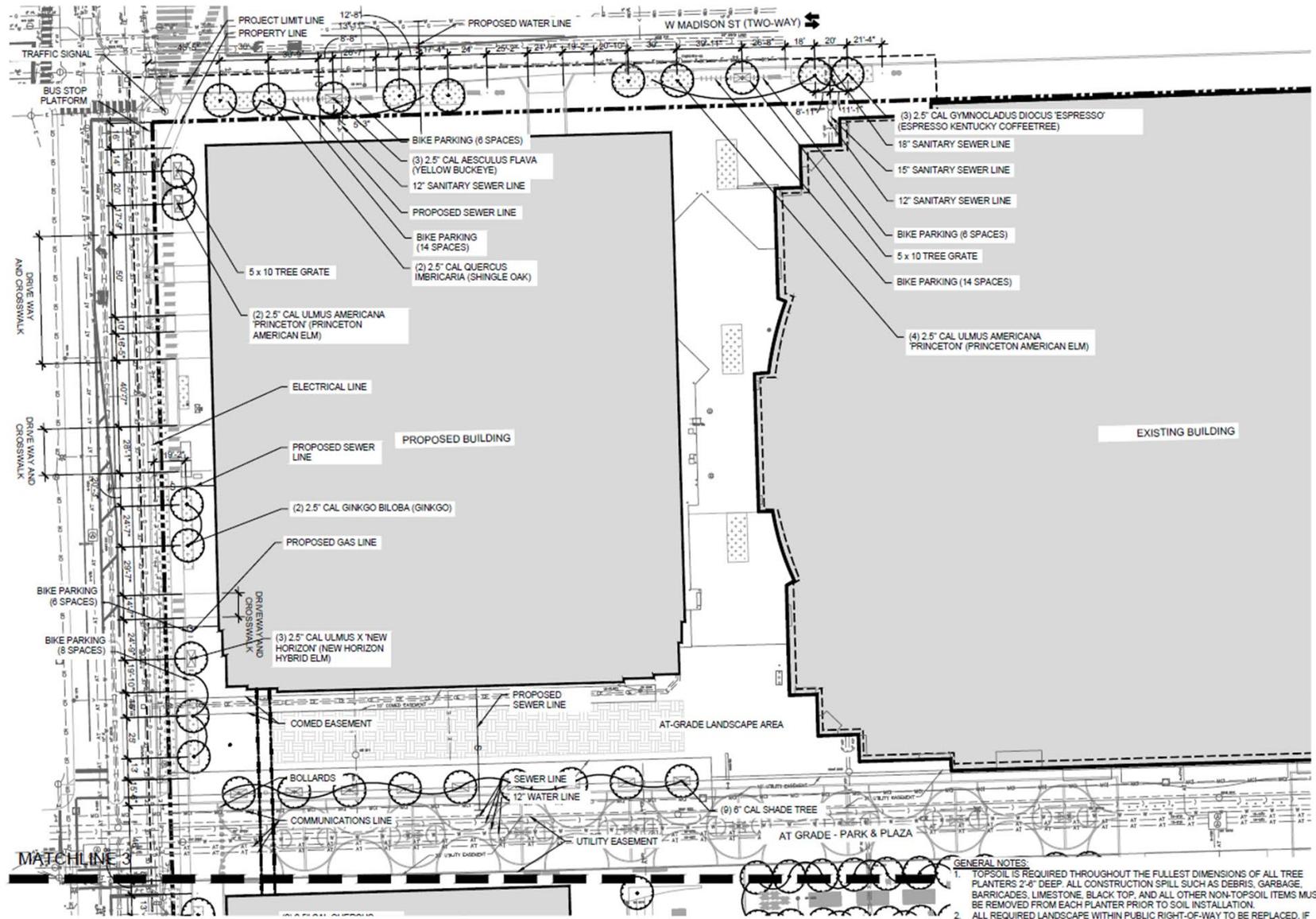


Planned Open Space	Phase 1 % of Total Land Area	Phase 1 Acres	Full Buildout % of Total Land Area	Full Buildout Acres
On-Grade	21%	4.3	23%	13.4
Rooftop Park	26%	5.3	21%	12.1
<b>Total</b>	<b>47%</b>	<b>9.6</b>	<b>44%</b>	<b>25.5</b>

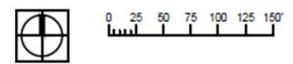


- Retail
- Parking
- Hotel
- Music Hall
- UC Extension

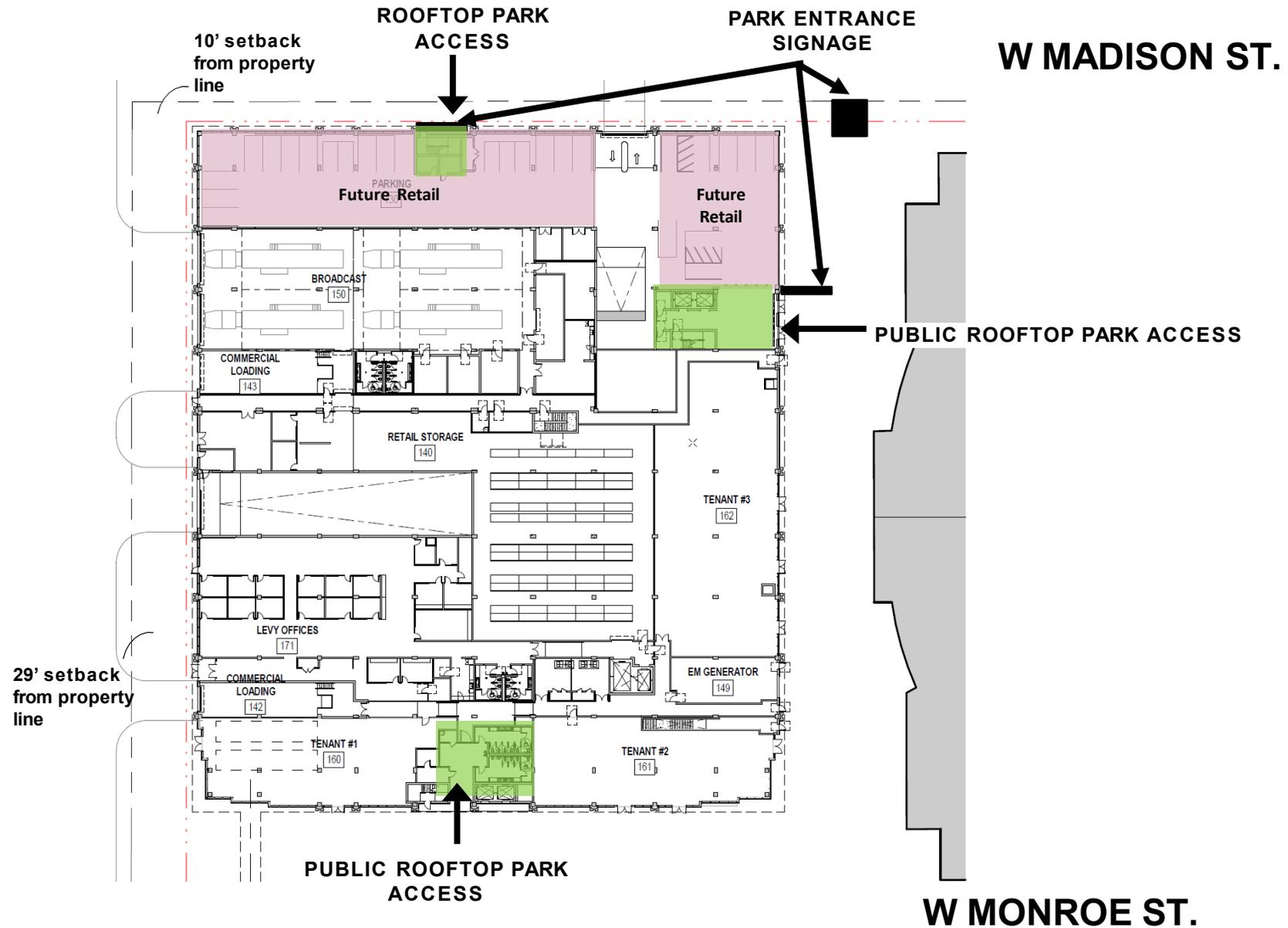




2 LANDSCAPE SITE ENLARGEMENT PLAN  
1" = 80'-0"



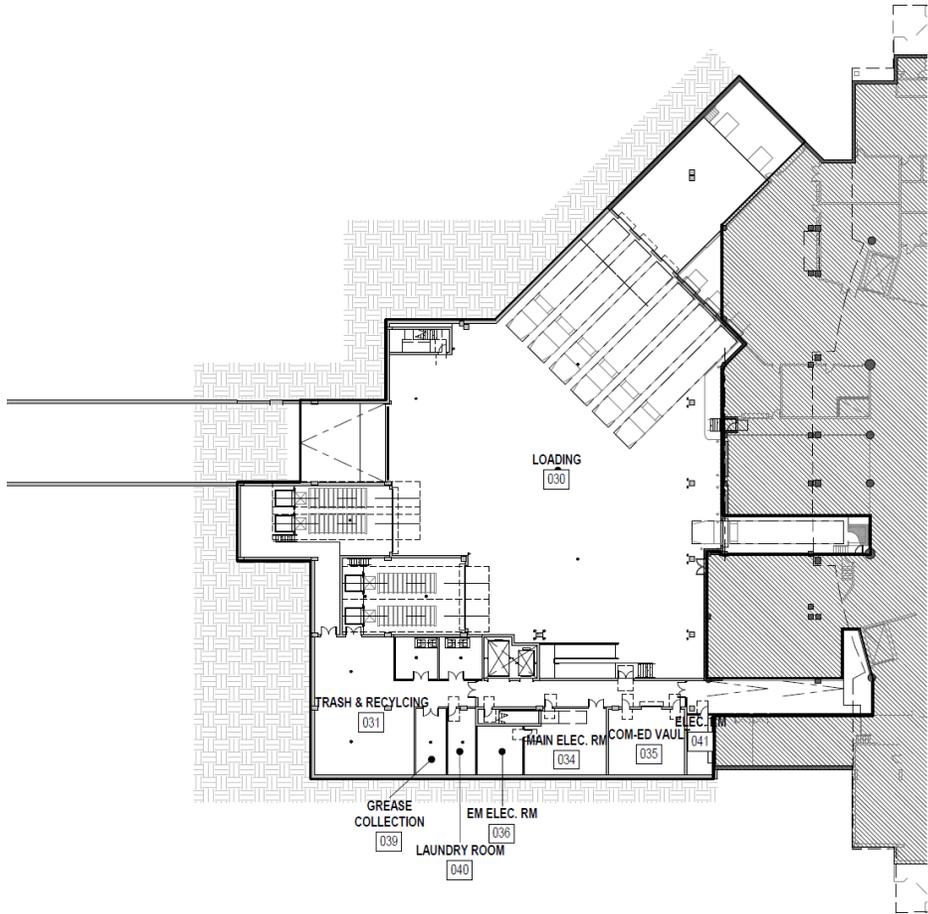
- GENERAL NOTES:
1. TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-0" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
  2. ALL REQUIRED 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.
  3. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 4" BOLTING HARDWARE.
  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.



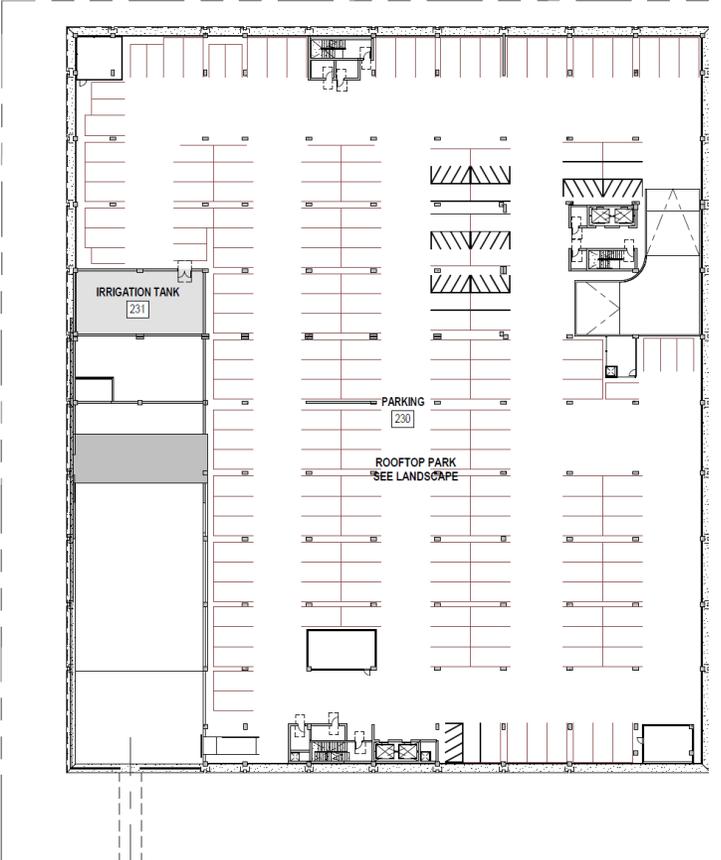
**SUBAREA A - GROUND FLOOR – WEST GARAGE**



**W MADISON ST.**

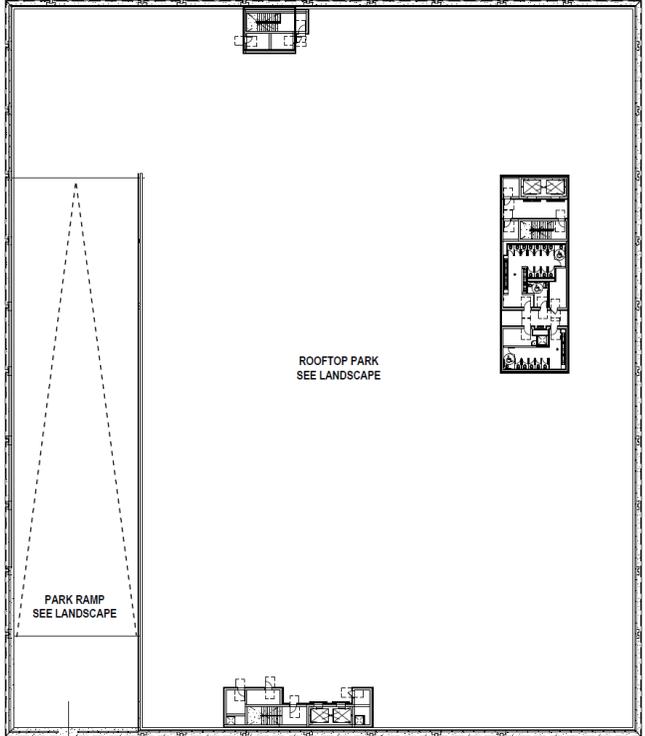


**Subgrade Level**



**W MONROE ST.**

**Second Level**



**Top Level (Park Level)**



Looking North from Monroe



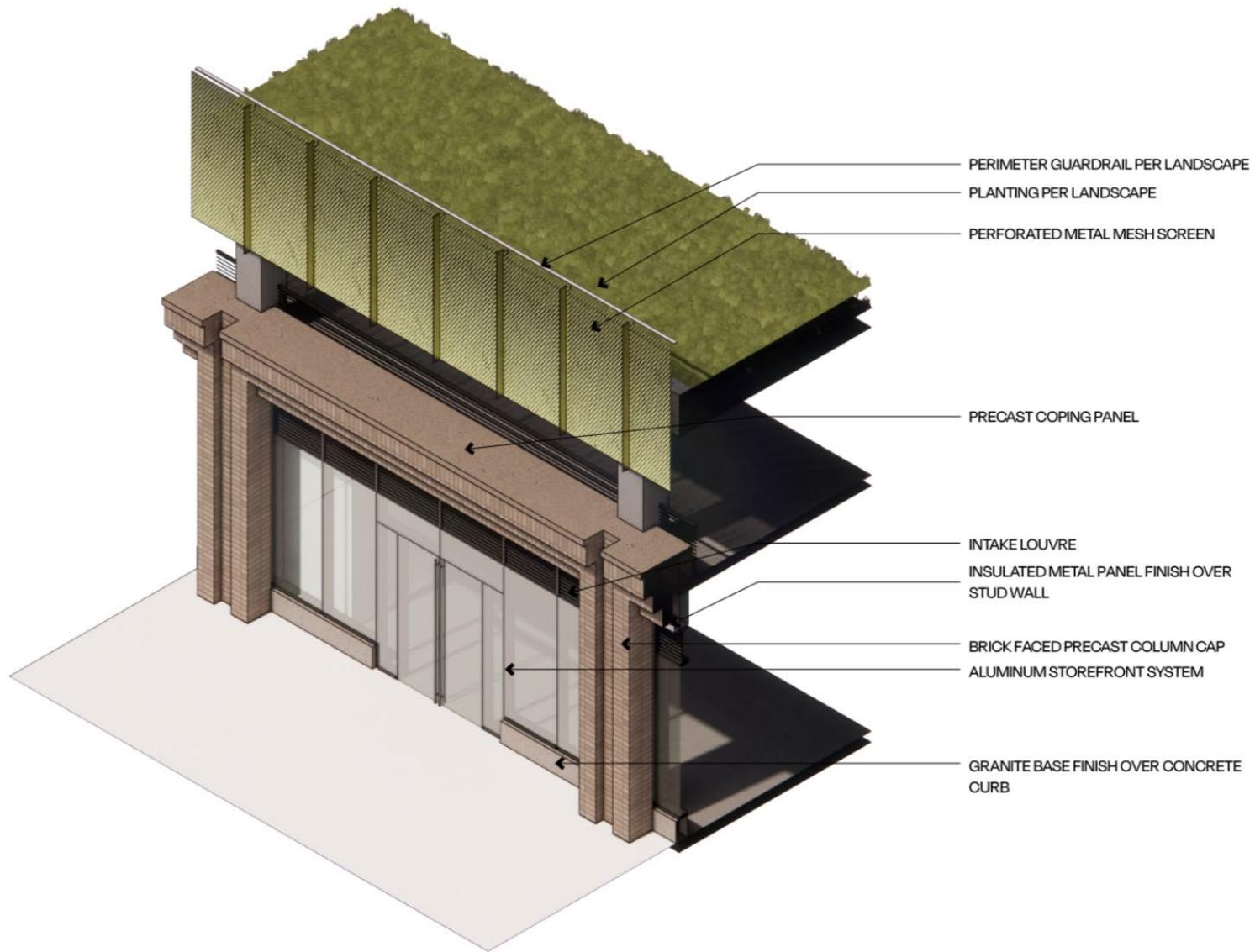
Looking South from Madison



Looking East from Damen

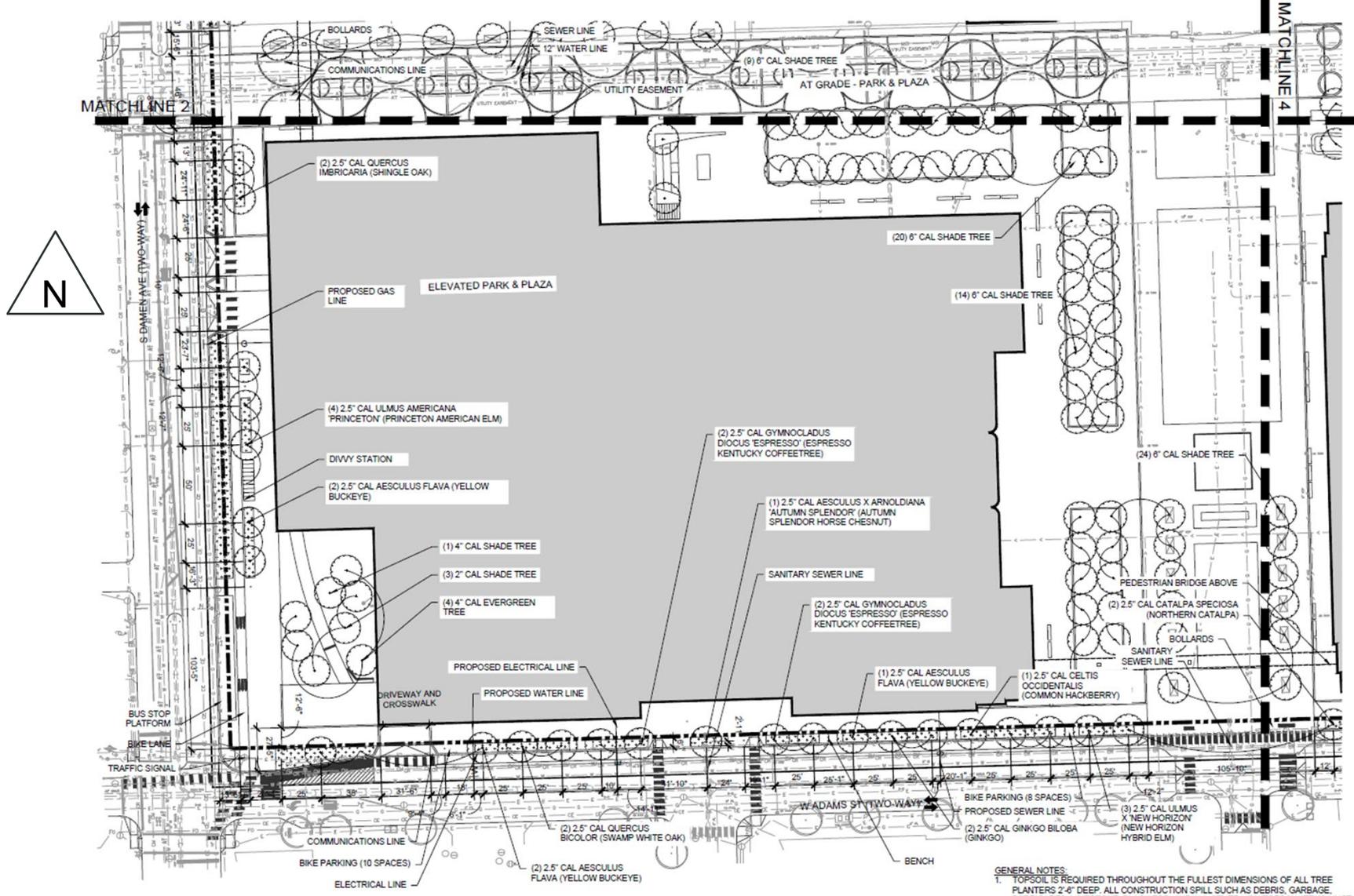


Looking West from the United Center

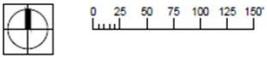




**SUBAREA A - 3D MASSING IMAGES – WEST GARAGE**

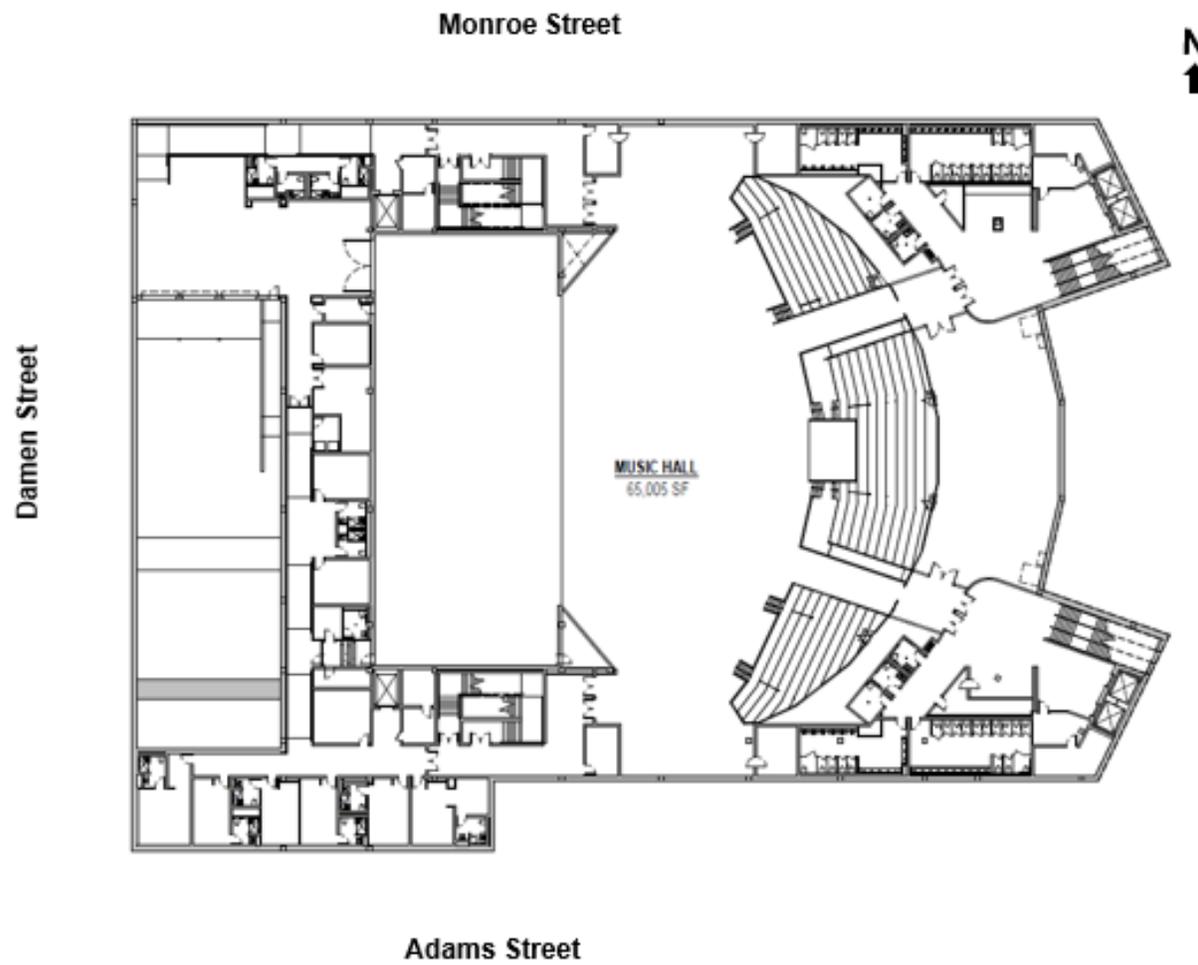


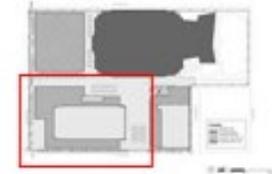
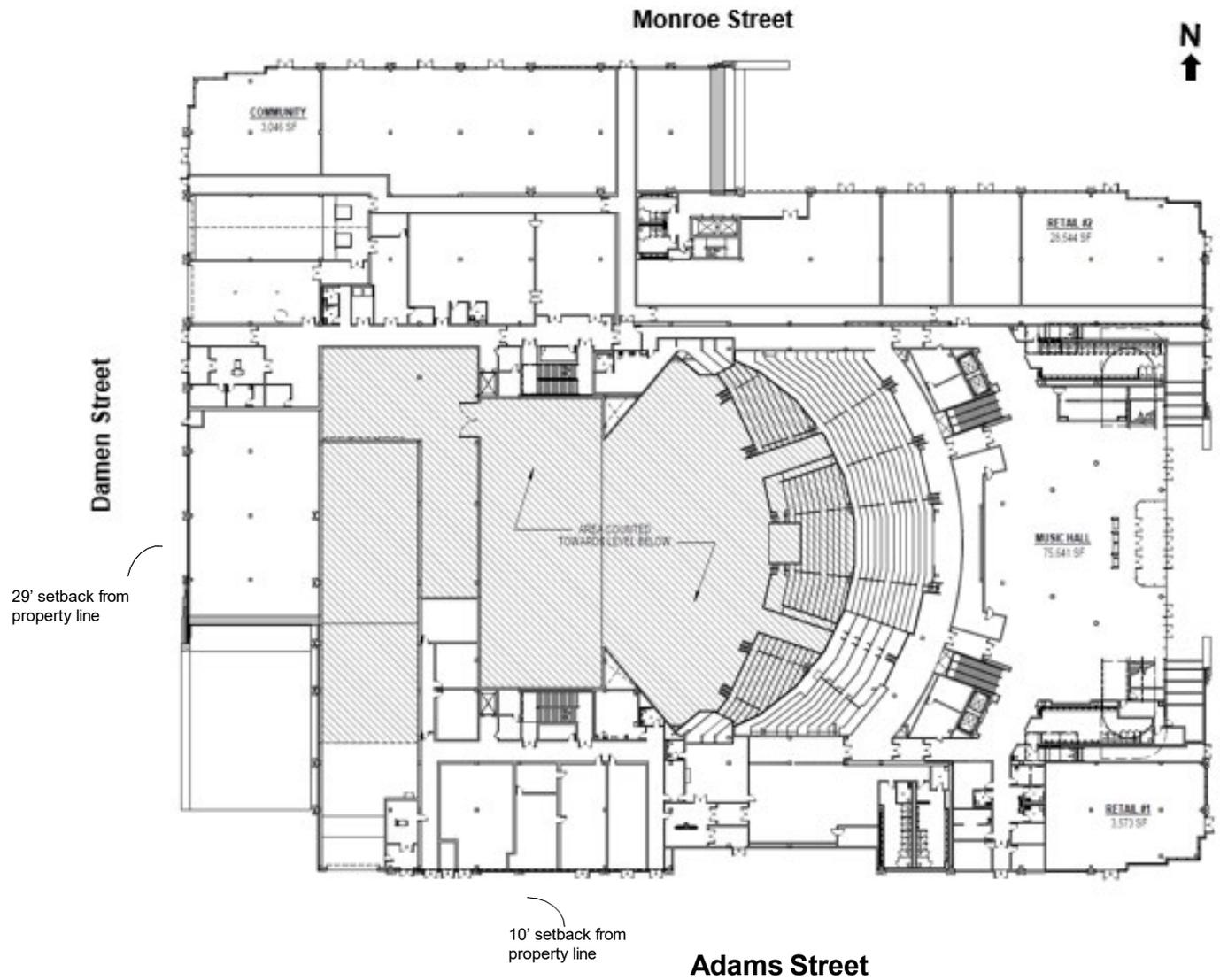
3 LANDSCAPE SITE ENLARGEMENT PLAN  
1" = 80'-0"



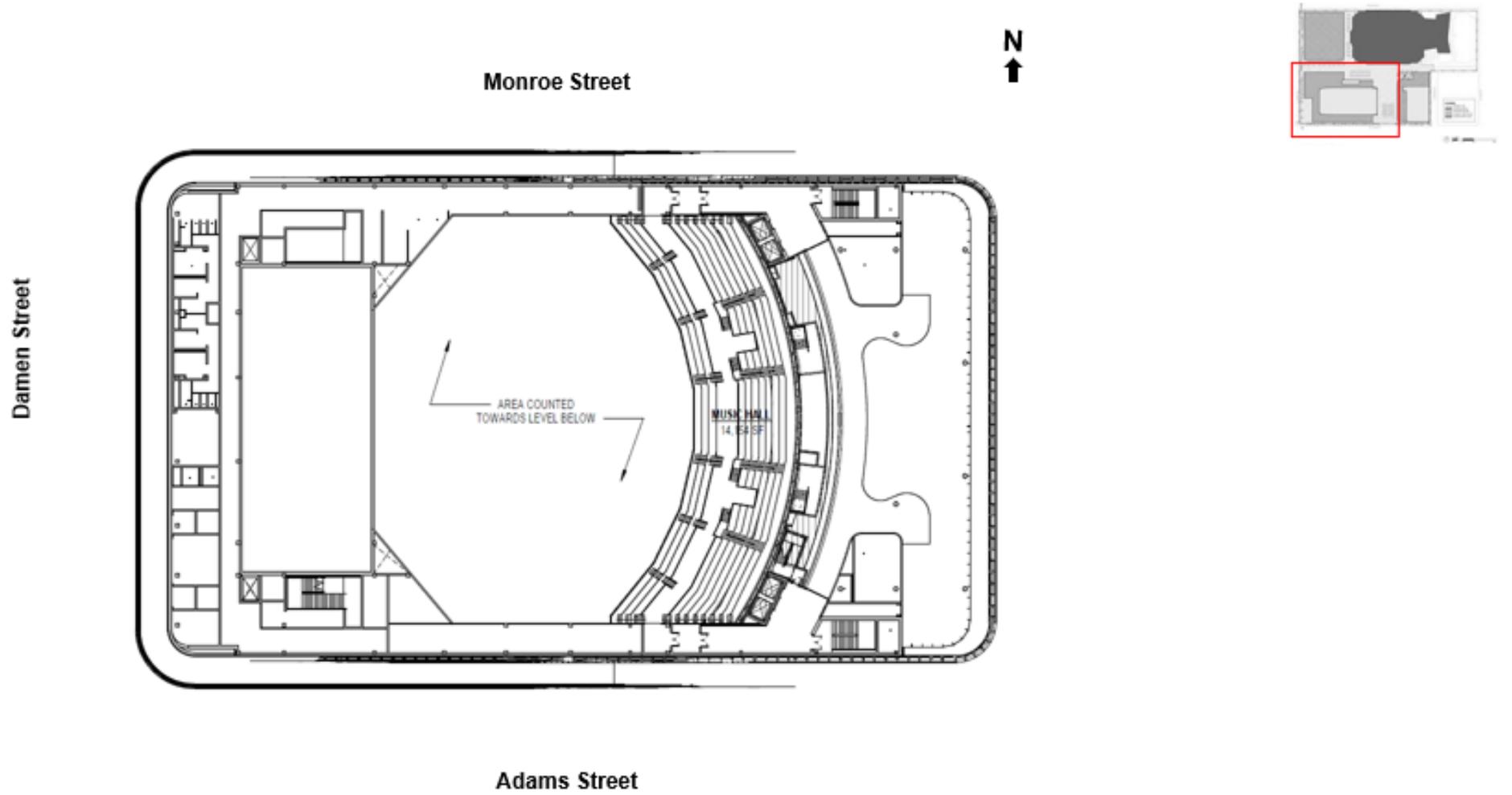
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# LANDSCAPE PLAN – SUBAREA A

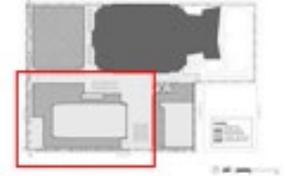
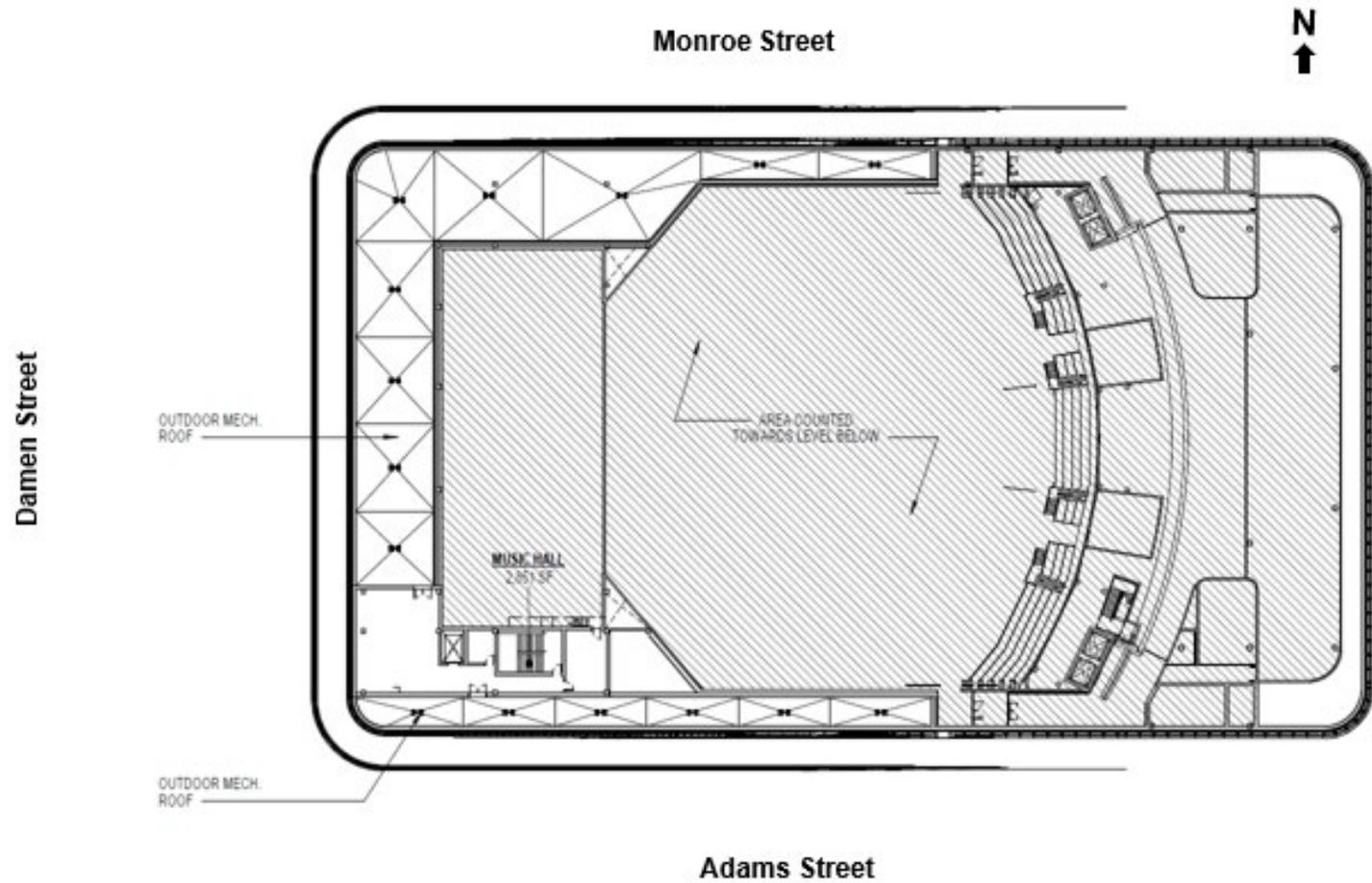


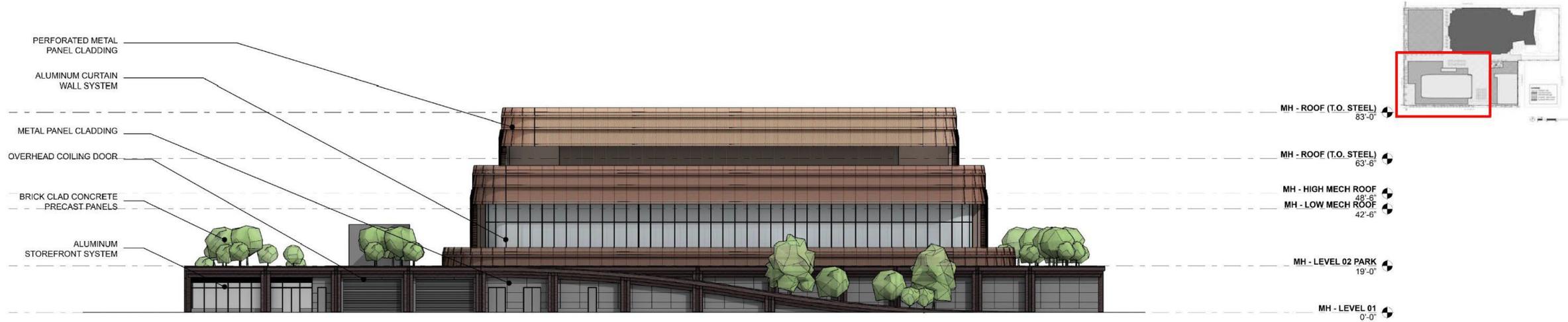


**SUBAREA A - MUSIC HALL FLOOR PLAN – GROUND FLOOR**

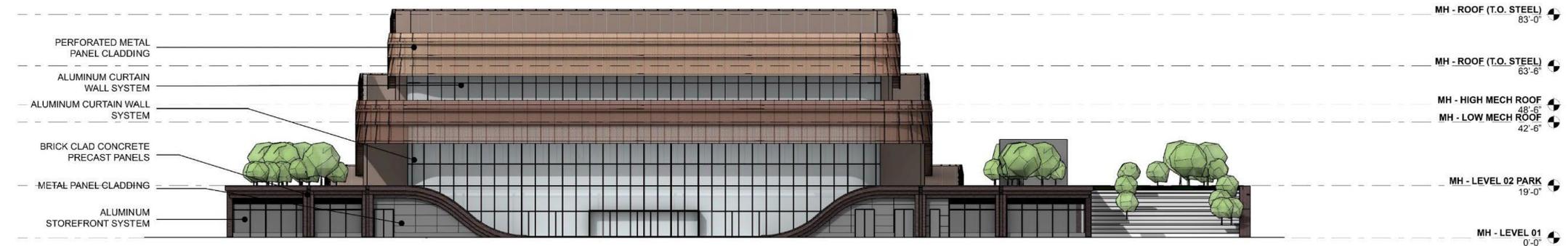


**SUBAREA A - MUSIC HALL FLOOR PLAN – SECOND LEVEL**

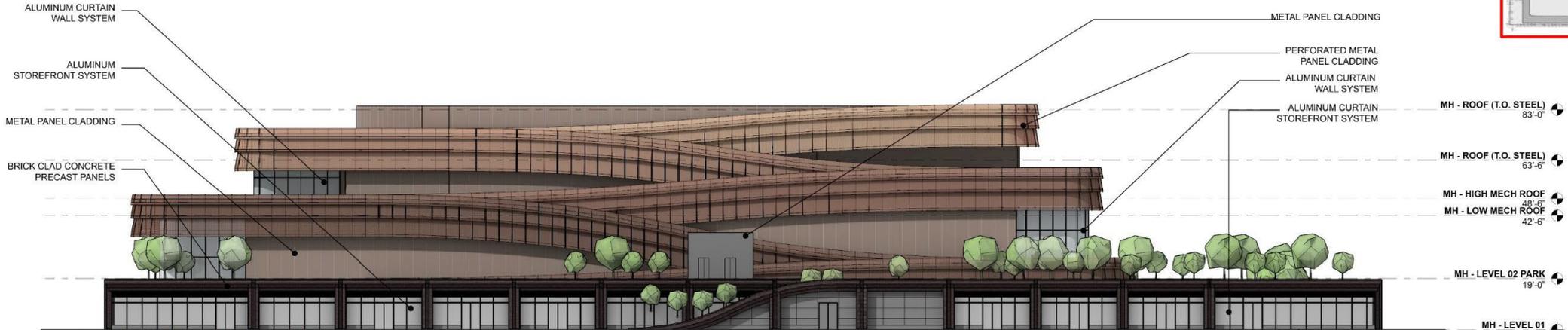




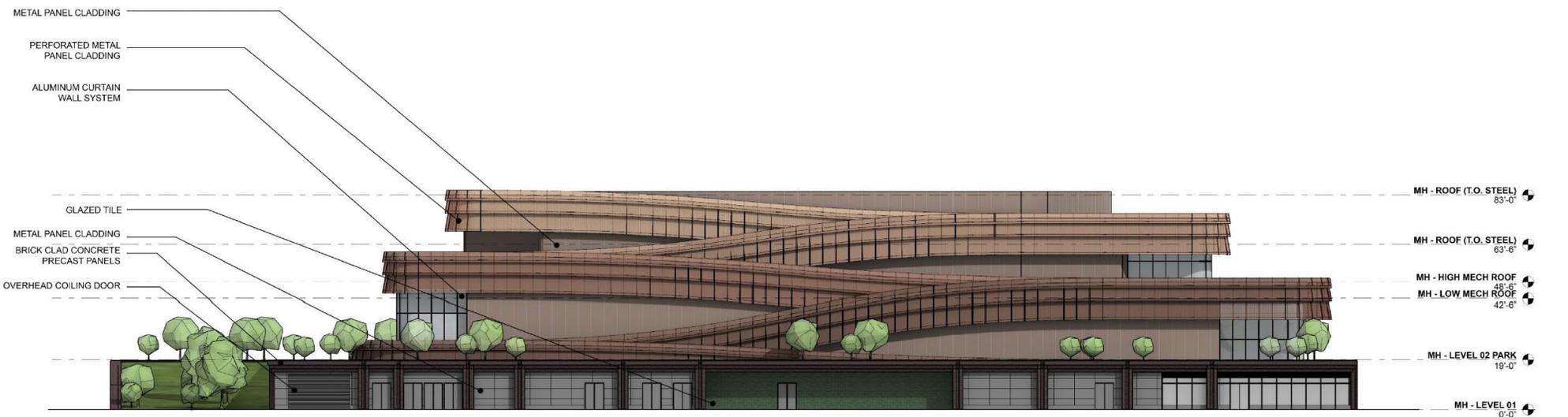
Looking East from Damen



Looking West from Plaza



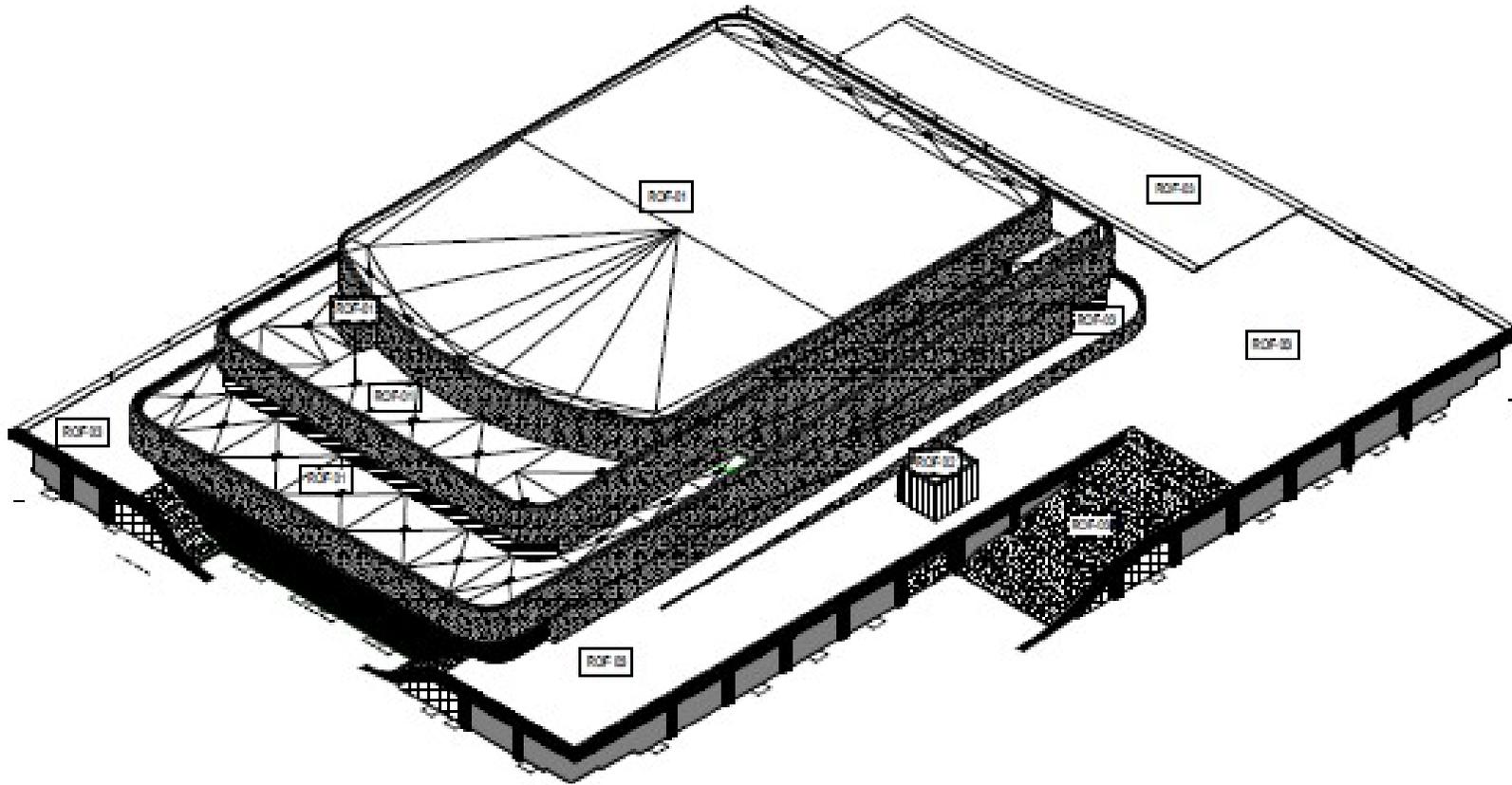
Looking South from Monroe



Looking North from Adams



**SUBAREA A – RENDERS OF PROPOSED MATERIALITY – MUSIC HALL**



AXONOMETRIC - EXTERIOR WALL TYPE DIAGRAM NE

2

EXTERIOR WALL TYPE LEGEND

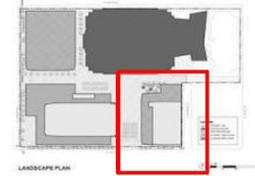
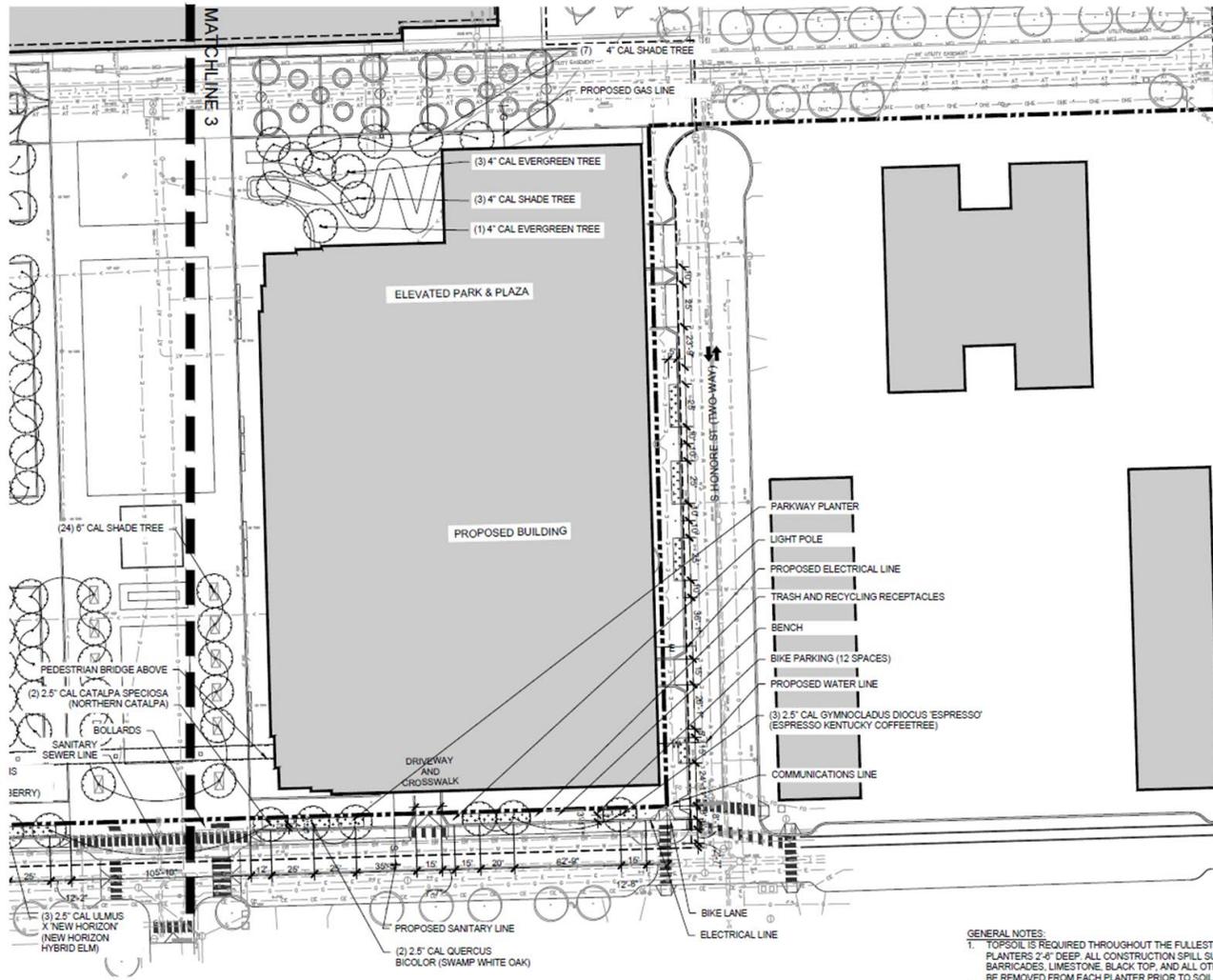
WALL TYPE CODE & HATCH	NAME	LOCATION
EWT-01	PRECAST WALL	RETAIL
EWT-02	STOREFRONT	RETAIL
EWT-03	CURTAIN WALL	MUSIC HALL
EWT-04	WINDOW WALL	MUSIC HALL OFFICES, CLERESTORY
EWT-05	METAL SCREEN WALL	MUSIC HALL
EWT-06	METAL WALL	RETAIL
EWT-07	TERRA COTTA TILE WALL	PREMIUM ENTRY
EWT-08	PERFORATED CORE SCREEN	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



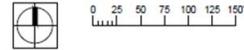
**SUBAREA A - 3-D MASSING - MUSIC HALL FRONT**



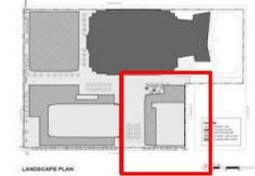
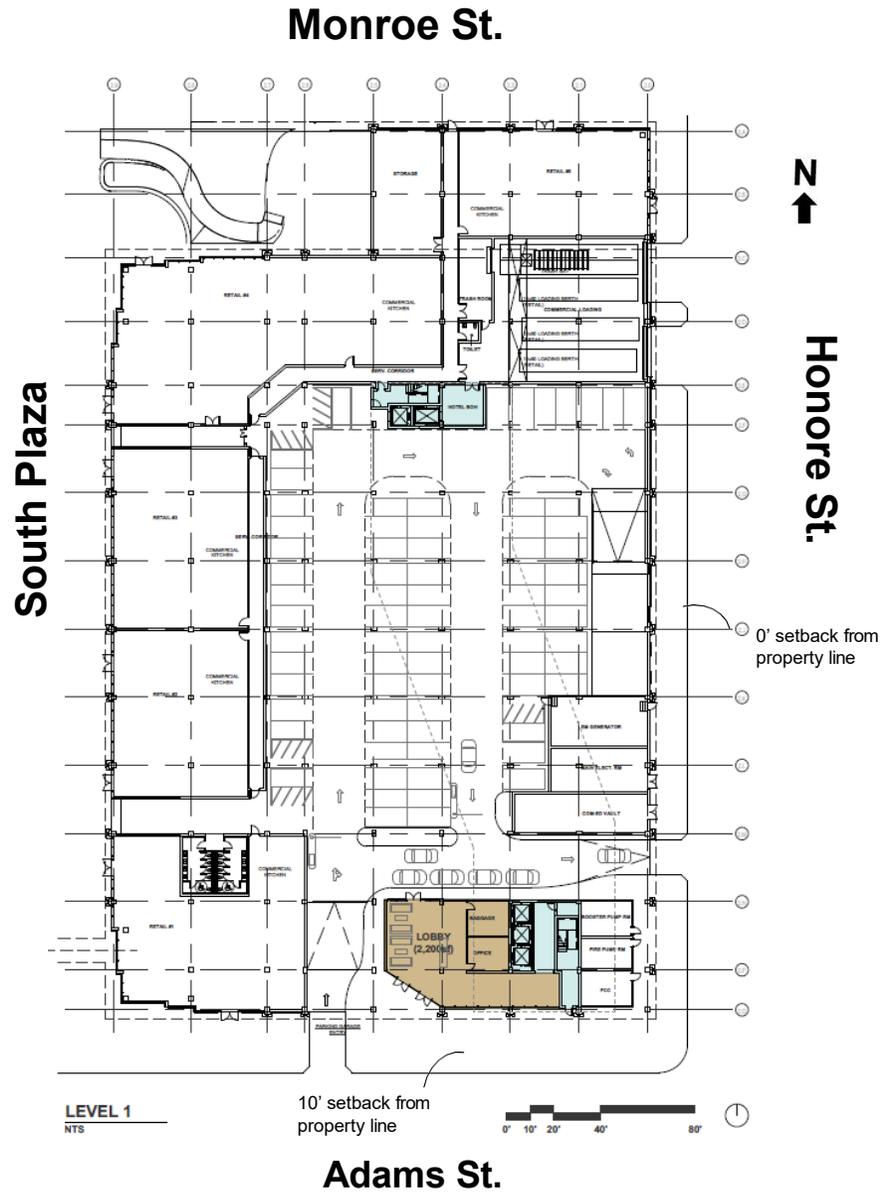
**SUBAREA A - 3-D MASSING IMAGES – MUSIC HALL BACK**

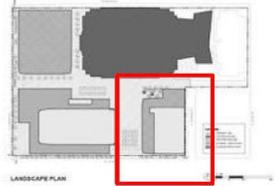


4 LANDSCAPE SITE ENLARGEMENT PLAN  
1" = 80'-0"



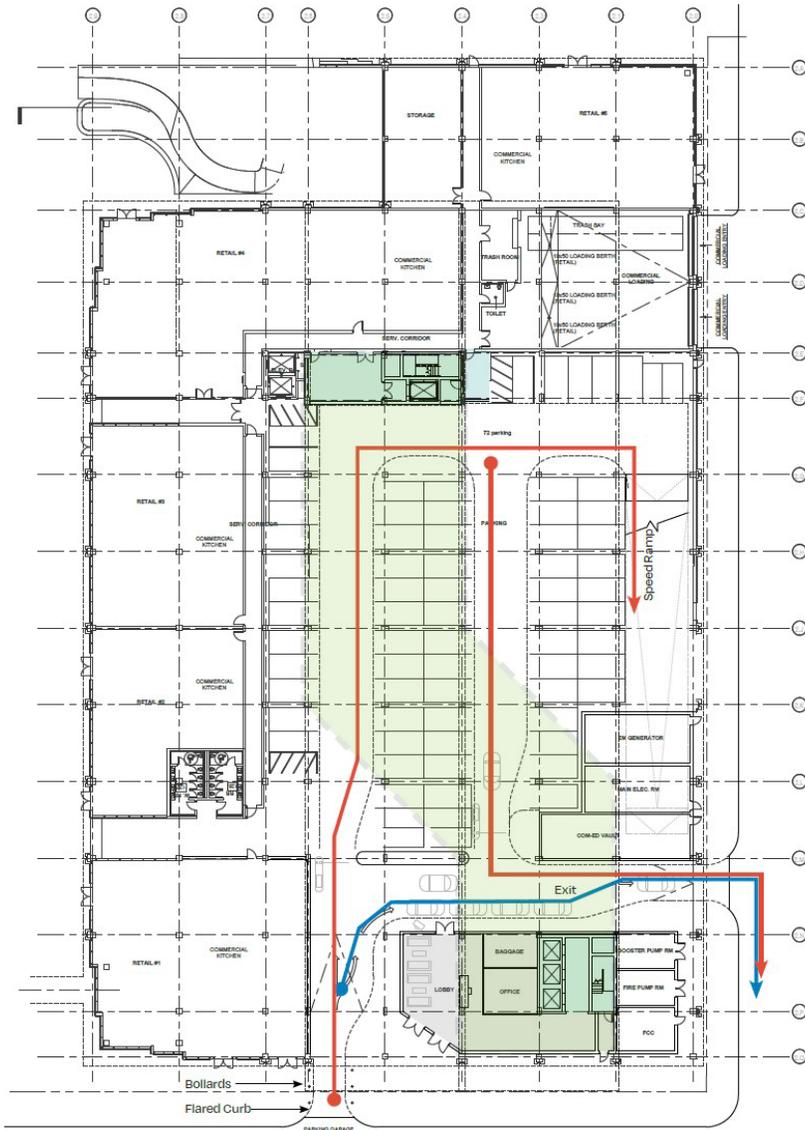
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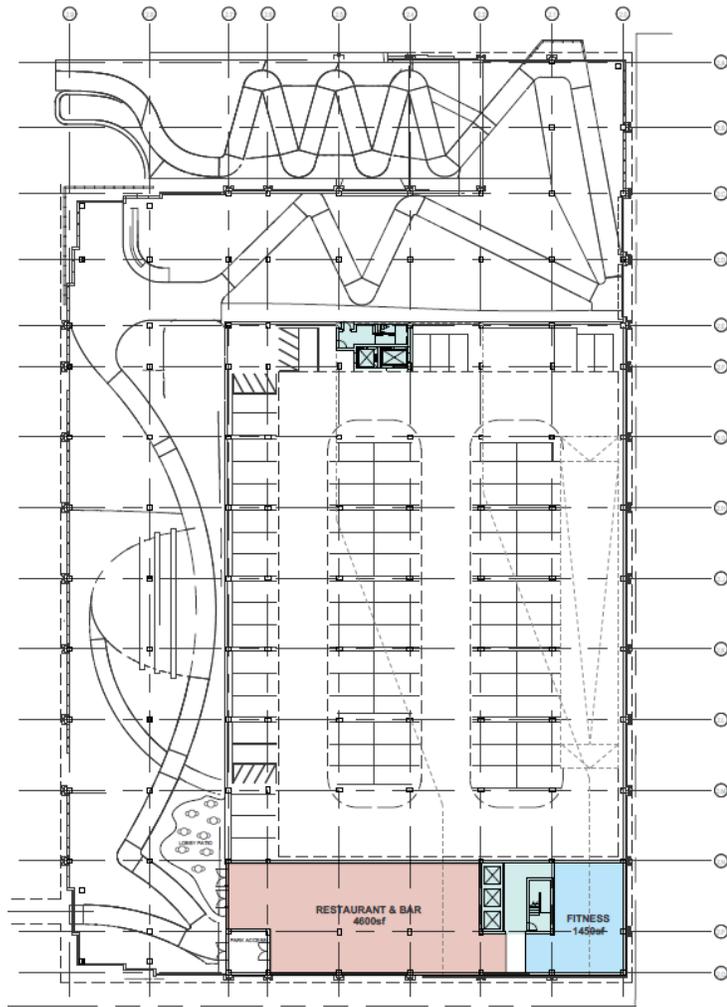
## Hotel Entrance Operations:

- 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

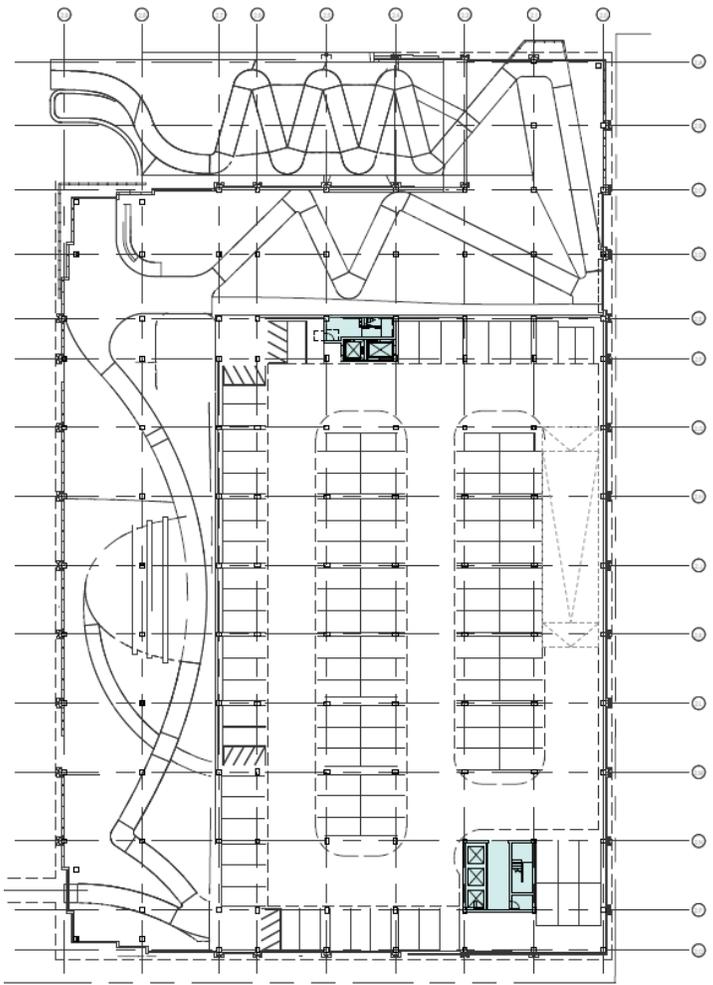


Adams St.

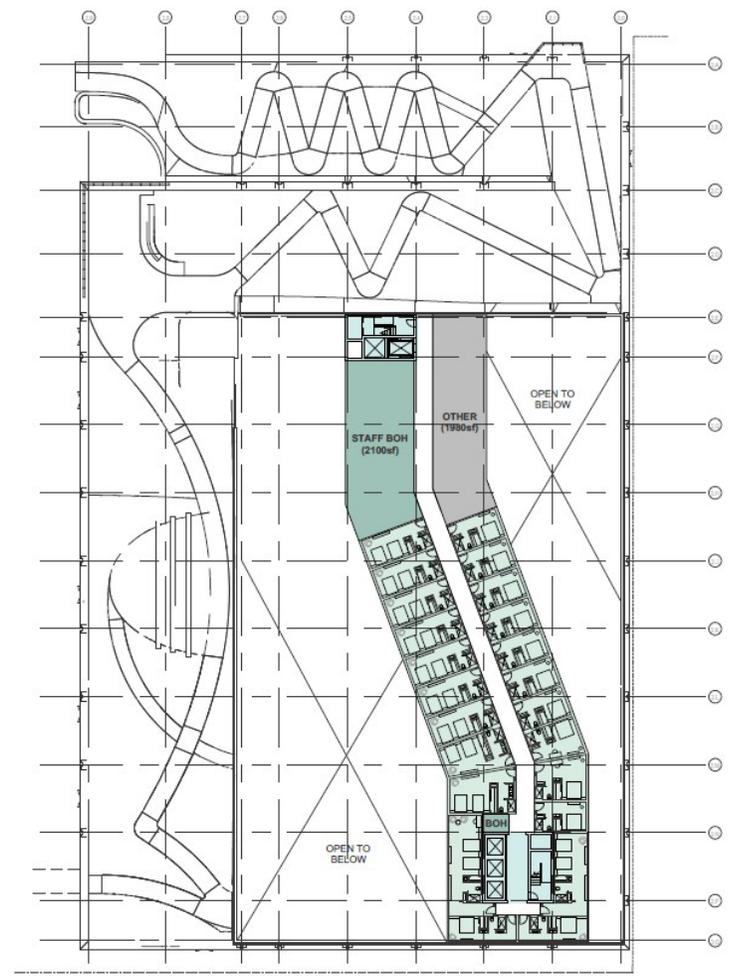




**LEVEL 2**  
NTS

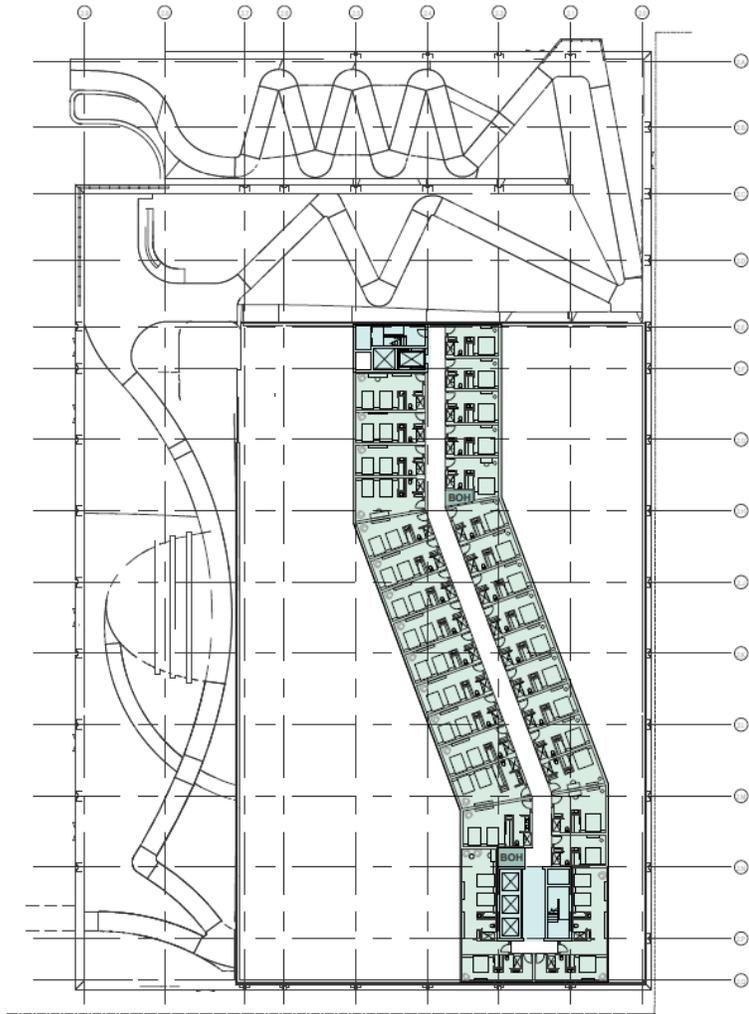


**LEVEL 3**  
NTS

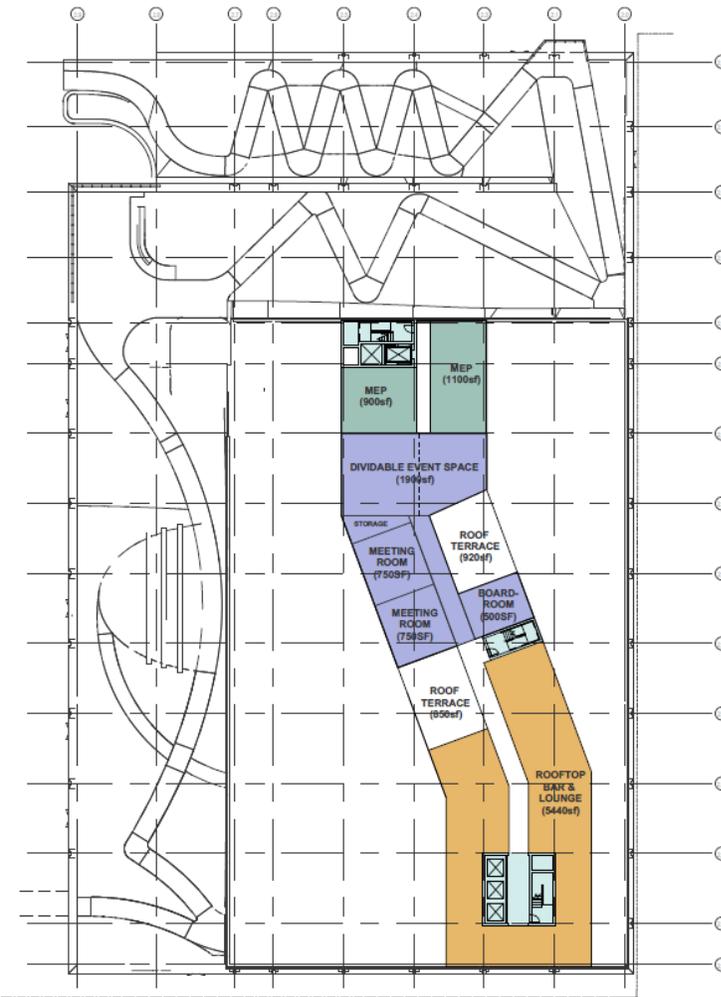


**LEVEL 4**  
NTS

# SUBAREA A - FLOOR PLANS – SOUTH GARAGE



Levels 5-8



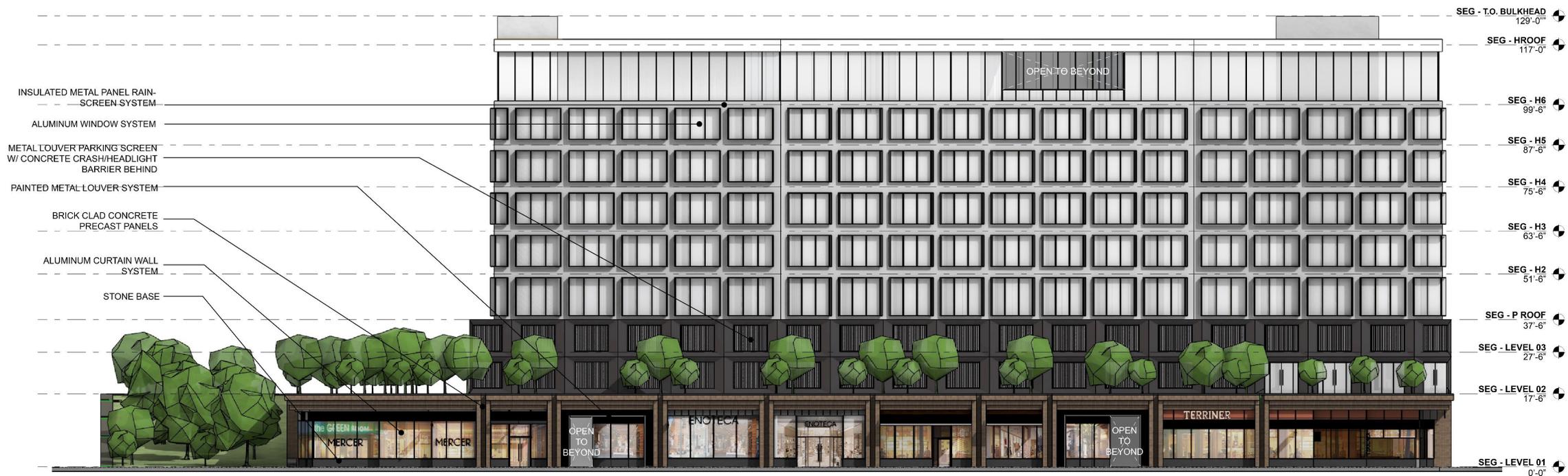
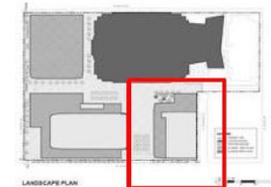
LEVEL 9  
NTS





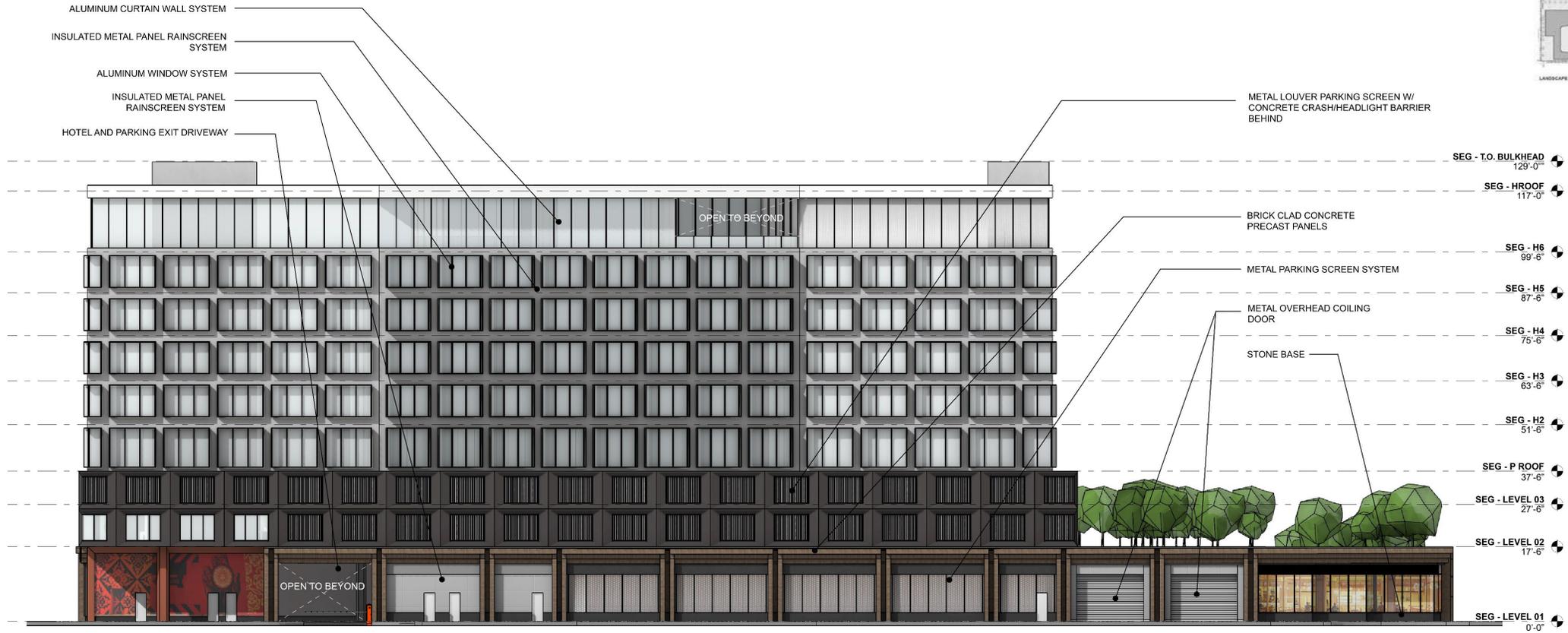
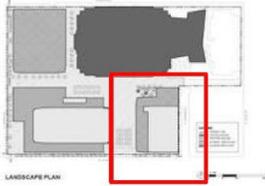
## Mechanical Areas

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



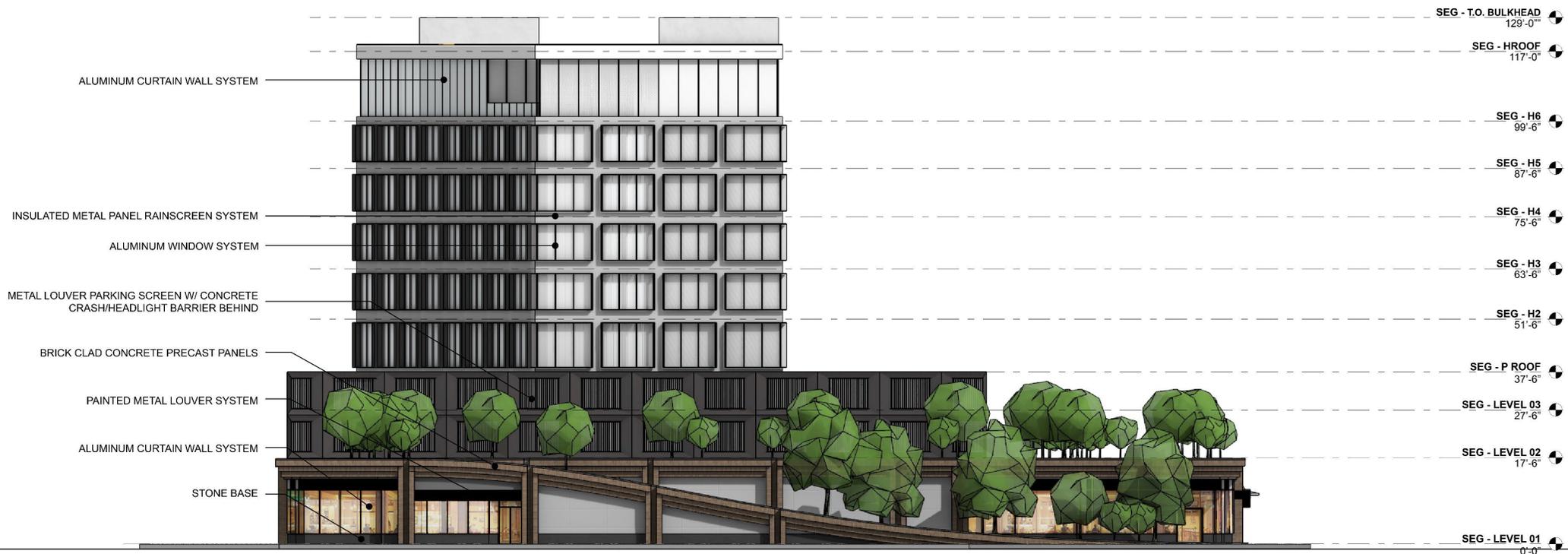
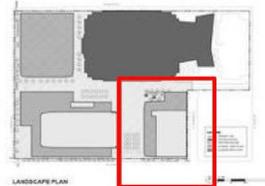
Looking East from the South Plaza

SUBAREA A - MATERIALITY AND ELEVATIONS – SOUTH GARAGE

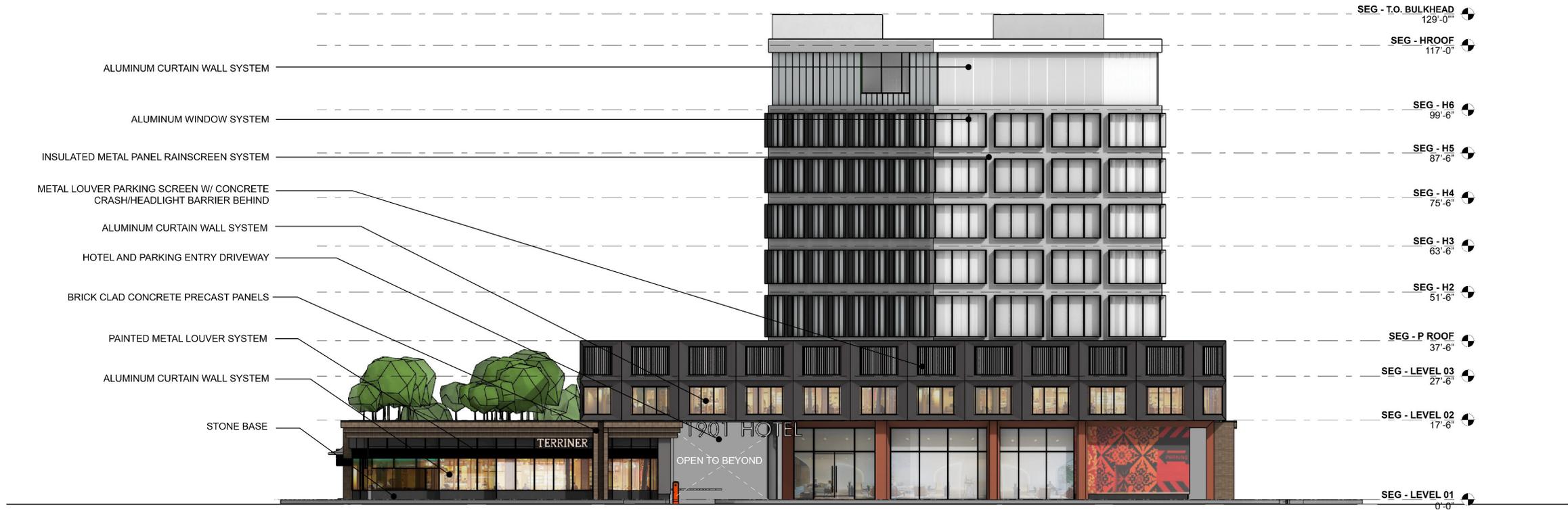
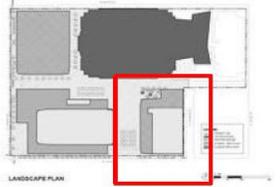


Looking West from Honore

**SUBAREA A - MATERIALITY AND ELEVATIONS – SOUTH GARAGE**



Looking South from Monroe



Looking North from Adams

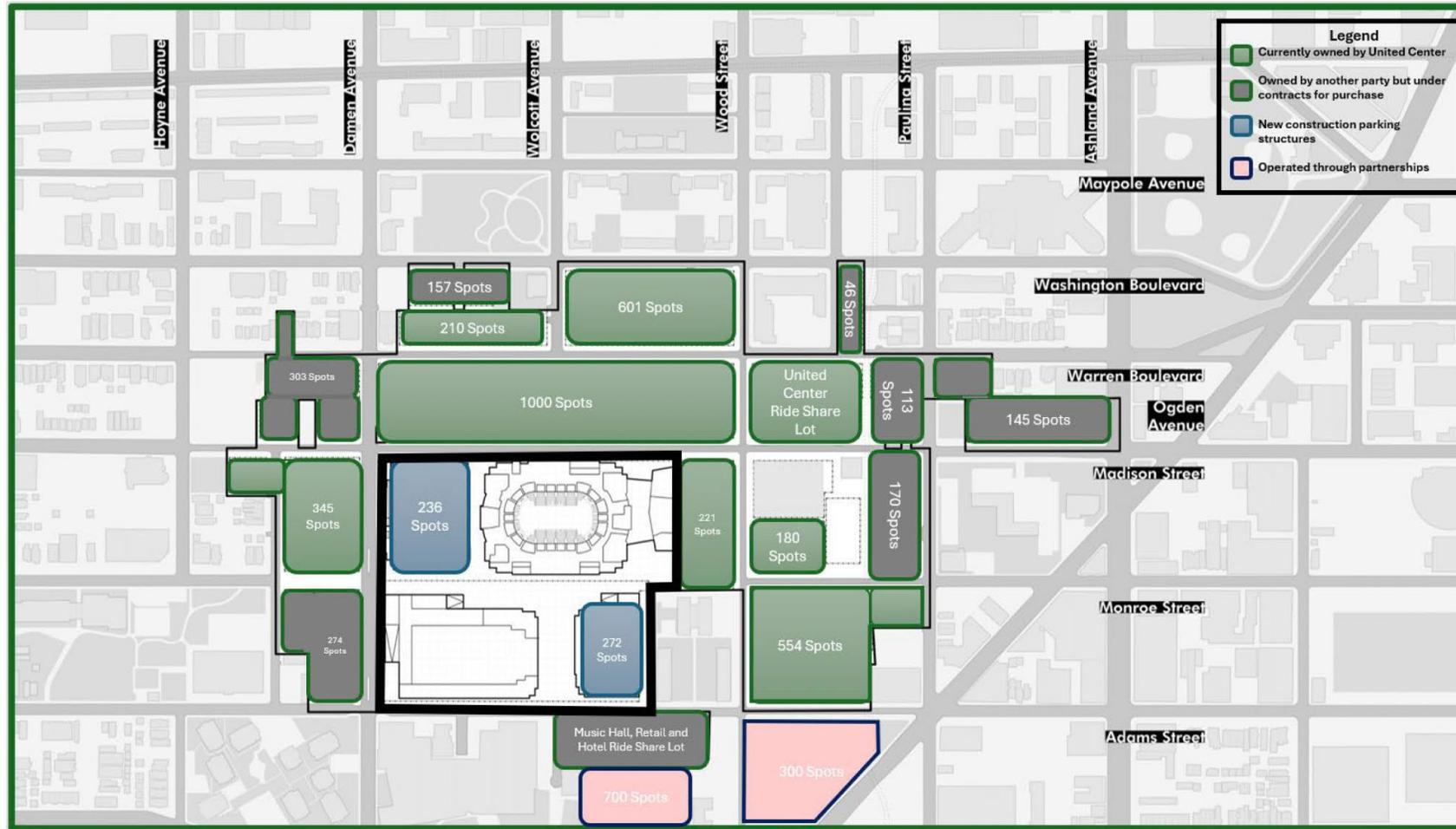
SUBAREA A - MATERIALITY AND ELEVATIONS – SOUTH GARAGE



**SOUTH GARAGE – AXON VIEW**



RENDERS OF PROPOSED MATERIALITY – ADAMS ST. HOTEL LOBBY ENTRY



**52%**  
Current Average Parking Utilization

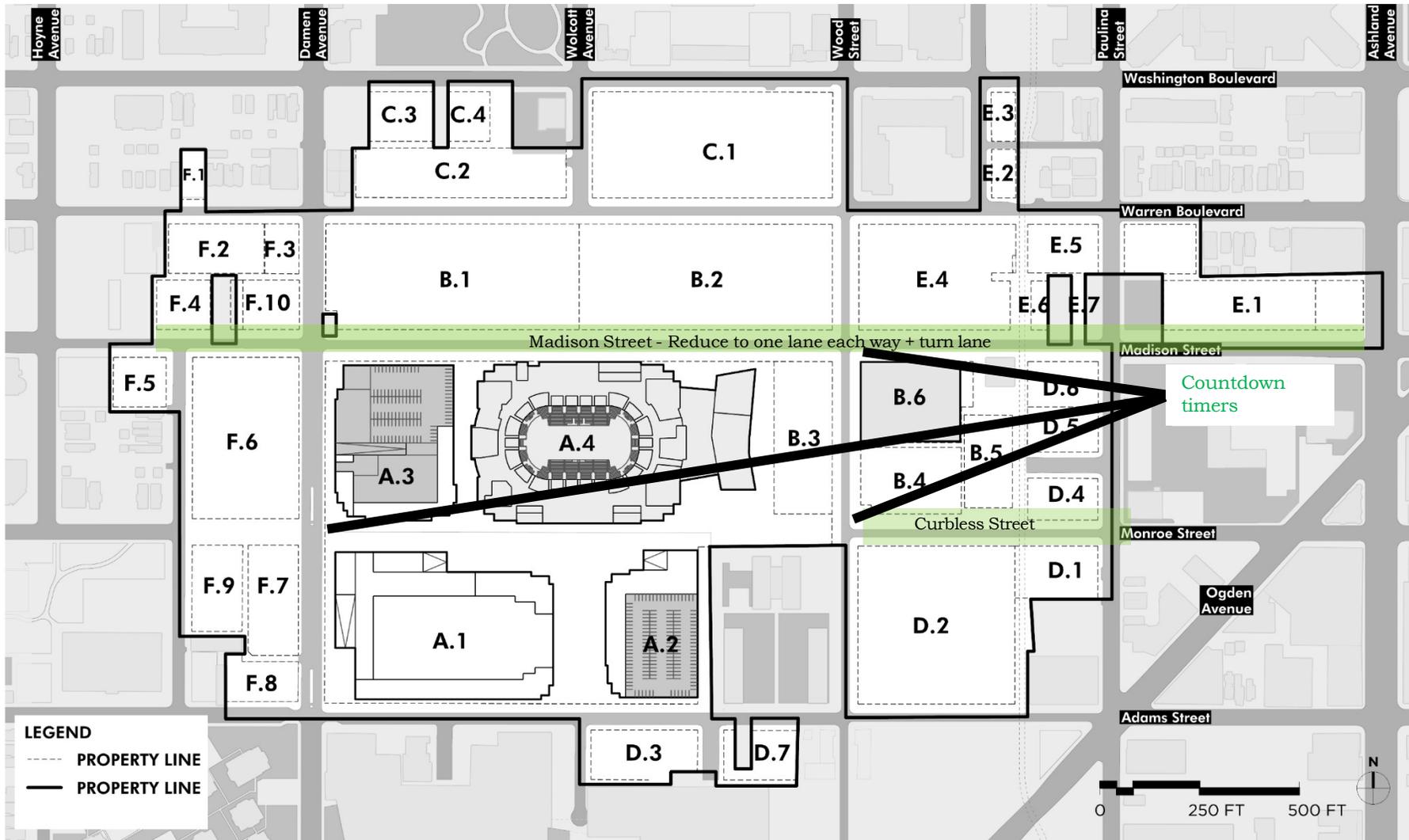
**80%**  
Current Max Parking Utilization

**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

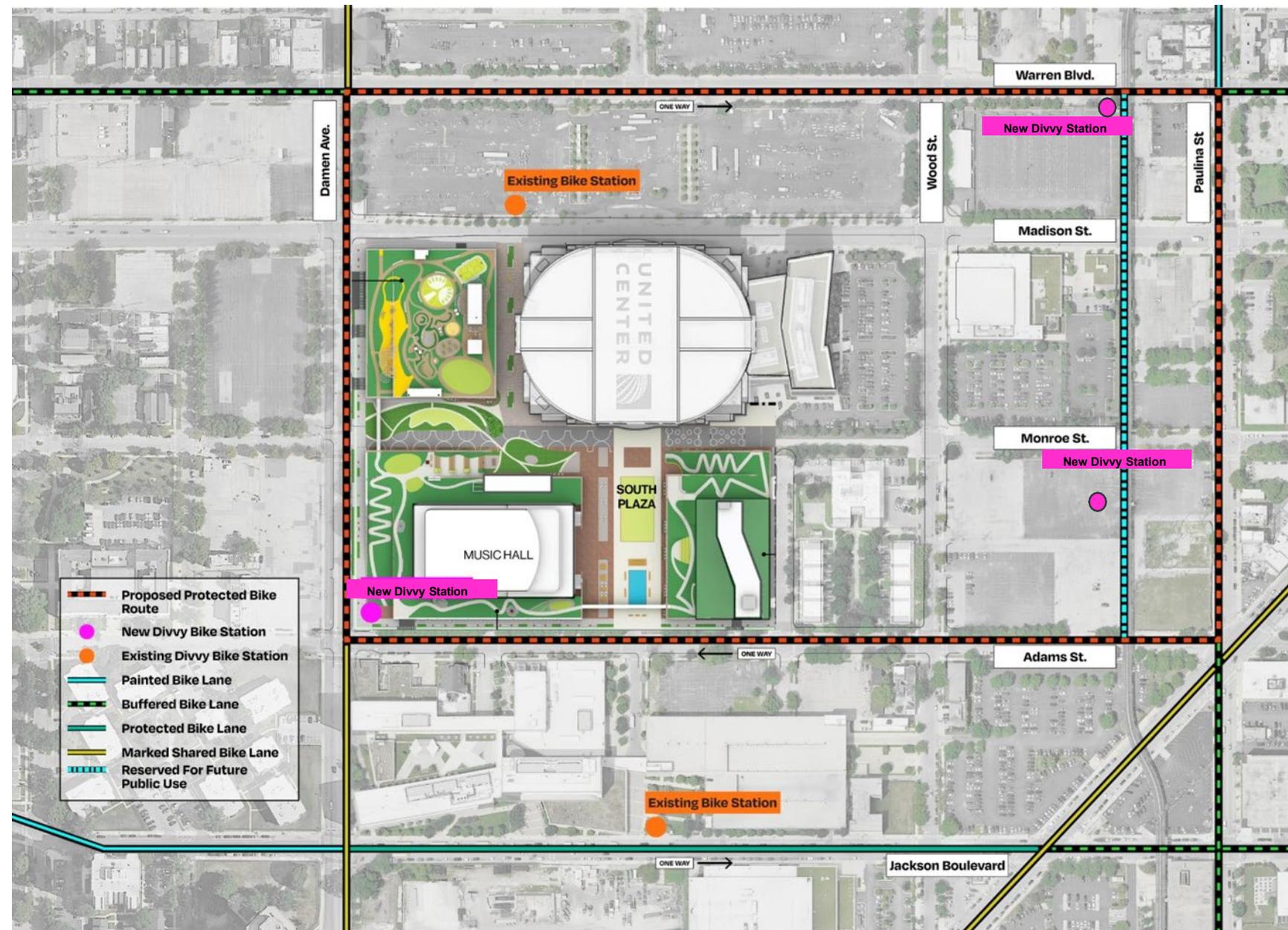


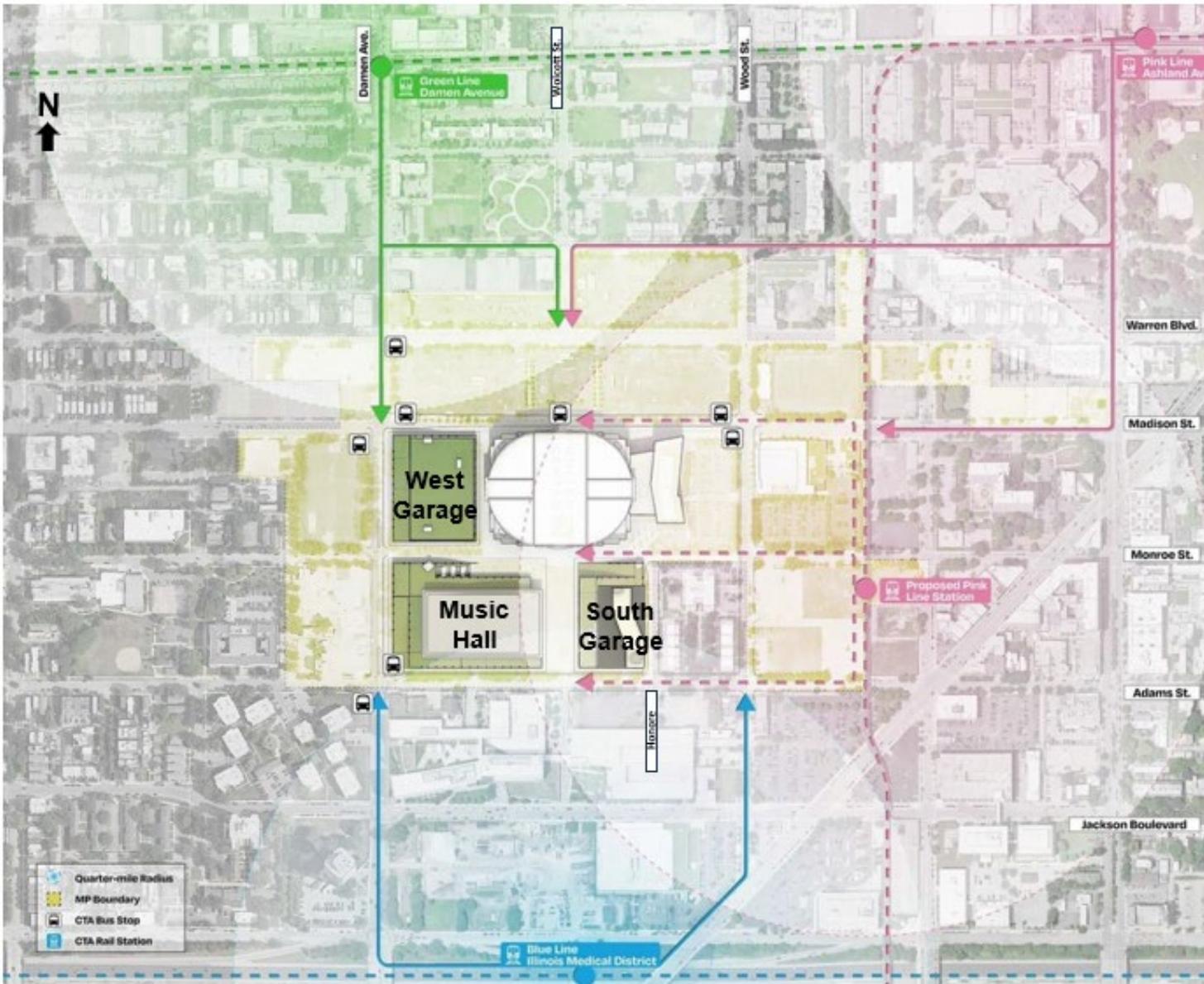
## Traffic Study Recommendations

- 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)





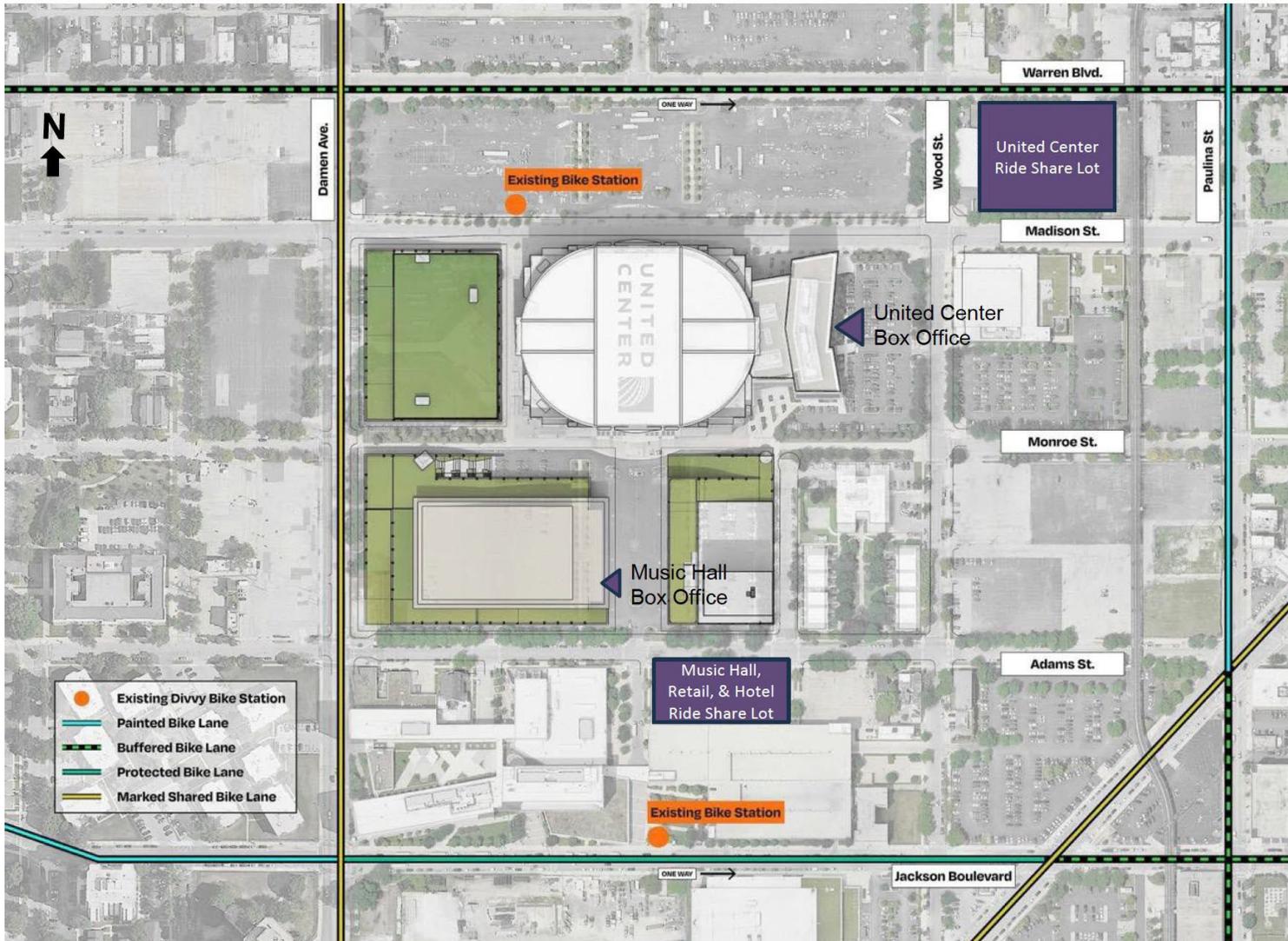
## Recommendations

- 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"> <li>• Reduce cross-section on Madison Street to one vehicular lane/direction</li> <li>• At Madison/Wood, install pedestrian countdown timers</li> </ul>
Phase 3 (Subarea E)	<ul style="list-style-type: none"> <li>• Implement intersection improvements at Ogden/Paulina/Adams, including left-turn restrictions, removal of the northeastbound right-turn lane, and signal timing adjustments</li> <li>• Implement Do Not Block Intersection signage and pavement markings at Jackson/Paulina</li> <li>• At Ogden/Madison, install eastbound left-turn arrow and consider restricting left-turn movements on Ogden Avenue</li> </ul>
Phase 4 (Subarea D)	<ul style="list-style-type: none"> <li>• Remove second (de facto) eastbound travel lane on Monroe Street west of Paulina</li> <li>• At Monroe/Paulina, install pedestrian countdown timers</li> <li>• At Western/Madison, install southbound left-turn arrow</li> </ul>
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

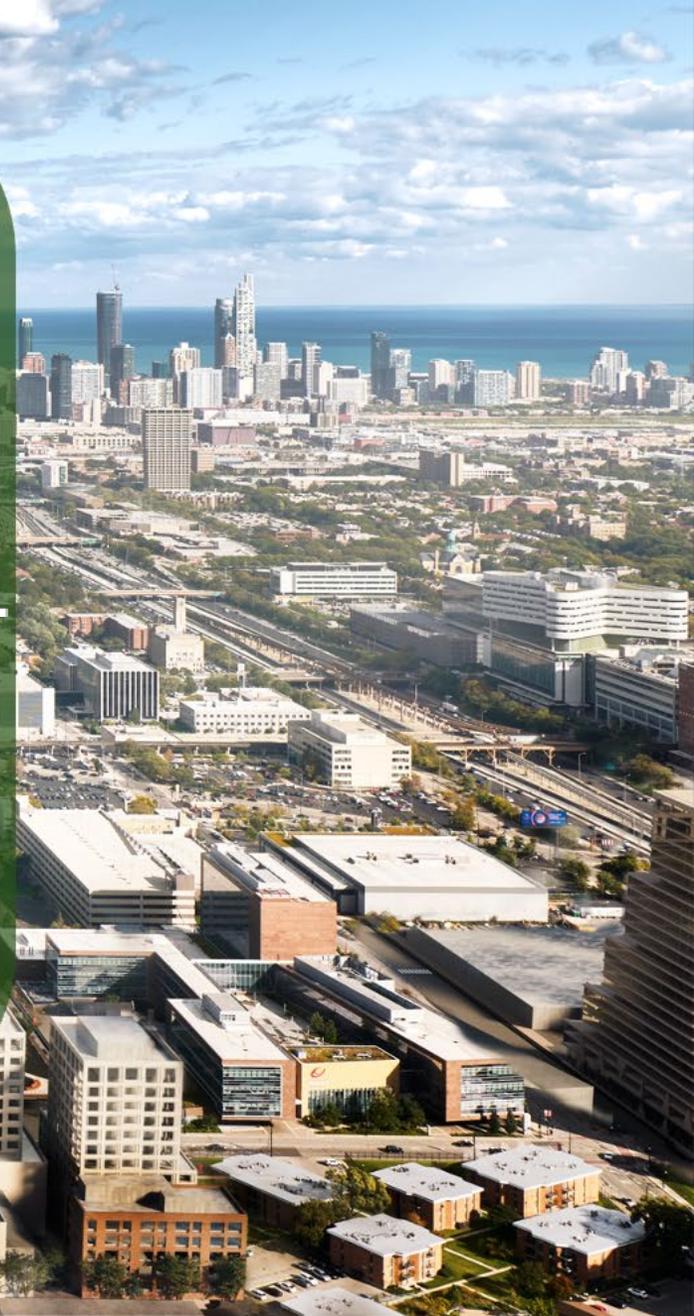
- **5 points** – Sump Pump Capture & Reuse
- **10 points** – Exceeding stormwater ordinance by 25%

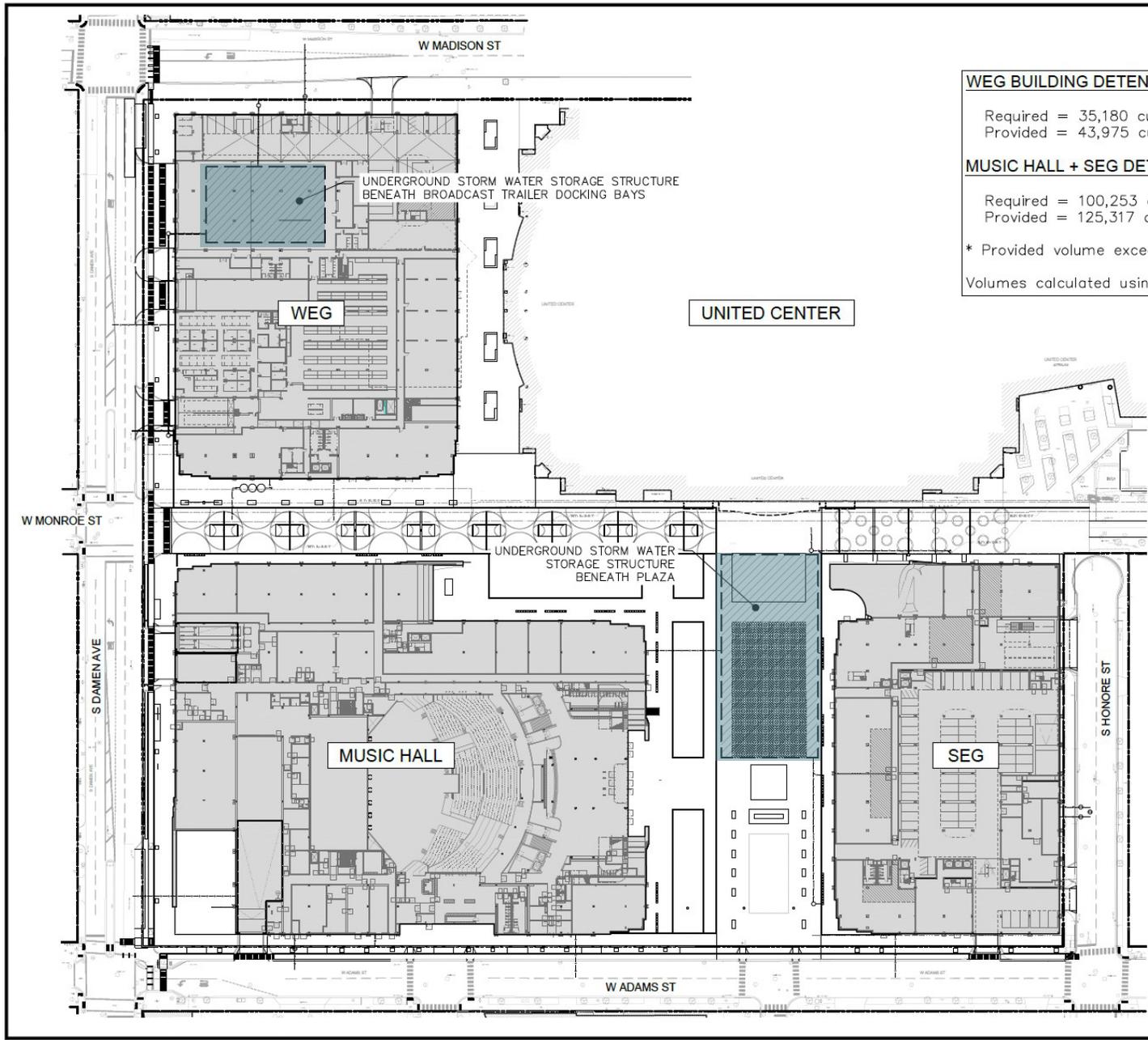
## Transportation

- **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



SCALE: 1" = 100'

**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://www.the1901projectchicago.com/community) FOR COMPLETE DETAILS

**AFFORDABLE HOUSING, ECONOMIC AND COMMUNITY BENEFITS**



# 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).