



GIN KGO PLANNING & DESIGN INC

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as Associate & Senior Planner
Skidmore, Owings & Merrill LLP

Location Chicago, Illinois

Client Dept. of Planning & Development
City of Chicago

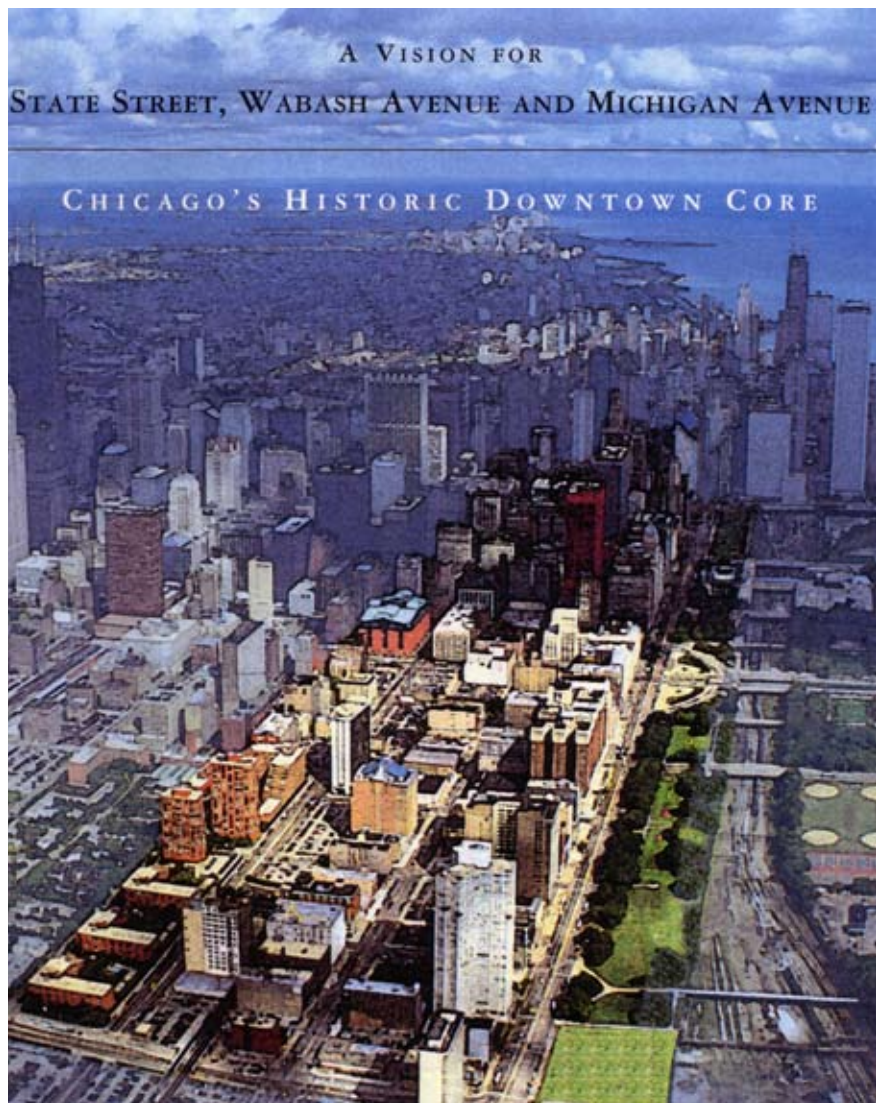
Status Adopted in 2000
Nearly fully implemented

Reference Ms. Julie Burros
Director of Cultural Planning
Department of Cultural Affairs
City of Chicago
312.744.8938

Awards 2000 Best Plan award
Friends of Downtown Chicago

Vision Plan | Chicago's Historic Downtown Core

Chicago's historic downtown core, comprised of State Street, Wabash Avenue, and Michigan Avenue, is as much a part of the city's future as its past. To ensure that ongoing public and private sector revitalization projects along the streets adequately address the area's unique historic characteristics, this plan lays out a long term vision for the district with a very focused action plan. Released in 2000, the plan addresses development issues in the East Loop involving businesses, academic and cultural institutions, retailers, restaurants, hotels and other factors. Most of the actions items in the plan have been implemented, including streetscape and signage, construction of parking garages, new retail investments and adaptive reuse of historic buildings. The Historic Michigan Avenue Boulevard is now protected by ordinance and sign and design guidelines for the overall district are in place.





Corridor Plan | Chicago's Historic Downtown Core Implementation



Since its adoption by the City in 2000, most of the recommendations and the Priority Projects outlined in the plan have been implemented, including streetscape and signage for Wabash Avenue, improvements to the L, construction of parking garages, new retail investments, reuse of historic buildings, and the creation of an Academic Core.

PRIORITY PROJECTS

- 1. THE "L"**
Renovate the "L" and the stations by repainting, and improving lighting, signage and maintenance
- 2 & 3. PUBLIC WAY**
Repair sidewalks on Wabash Avenue and cross streets
Renovate Congress Parkway as a gateway to the Loop
- 4. HISTORIC MICHIGAN BOULEVARD DISTRICT**
Protect the historic streetwall with a Chicago Landmark designation
- 5. JEWELER'S ROW**
Introduce streetscape elements on Wabash Avenue to strengthen the presence of Jeweler's Row
- 6. BLOCK 37**
Redevelop to bring in new uses that reinforce the existing retail and entertainment district
- 7. PALMER HOUSE**
Retenant former C.D. Peacock store and restore original street level retail facade
- 8. MARSHALL FIELD'S**
Clean exterior of building
Address the black windows on the upper floors
- 9. CARSON PIRIE SCOTT**
Rehab and fill vacant upper floors
Clean upper floor windows
Reintroduce retractable awnings
Clean facade of Heyworth Building
Restore facades of Haskell-Baker-Arnesen buildings on Wabash
- 10. MID-BLOCK BUILDINGS: IWAN RIES, 23 & 27 S. WABASH, & FORMER K & B BUILDING**
Rehab upper floors
Clean exterior of all buildings
Restore historic Adler & Sullivan facade of the Iwan Ries building
- 11. PRITZKER PARK**
Reshape the park to become a more usable, inviting and safe park
- 12. PARKING GARAGE**
Investigate potential as future redevelopment site



- ALL SURFACE PARKING LOTS**
Improve lighting, signage and maintenance
Add landscaping to screen lots from street
Investigate potential as redevelopment sites
- 13. MEDICAL ARTS BUILDING**
Clean exterior of building
Rehab and fill vacant upper floors
- 14. PARKING GARAGE**
Replace existing facade to meet design guidelines for parking structures (p. 69)
Remove projecting sign over sidewalk
Investigate potential as redevelopment site
- 15. MID-BLOCK BUILDINGS: 125-139 N. WABASH**
Rehab and fill vacant upper floors
Investigate other redevelopment options
- 16. MID-BLOCK BUILDINGS: 17, 11 & 5 N. WABASH**
Clean exterior of all buildings
Rehab and fill vacant upper floors
- 17. 360 N. MICHIGAN**
Rehab and fill vacant upper floors
Improve the quality of street level retail and signage
- 18. 316 N. MICHIGAN**
Rehab and fill vacant upper floors
- 19. 208, 222 & 224 N. MICHIGAN**
Uncover original facade by removing panels and signs of former tenants
Rehab and fill street level vacant stores
- 20. THE GAGE GROUP**
Restore original Louis Sullivan facade
- 21. STATE-CONGRESS SITE**
Redevelop with a use that contributes to the academic core
- 22. THE CONGRESS PLAZA HOTEL**
Activate the street level with new retail, attractive windows and better signage
- 23. THE BLACKSTONE**
Rehab historic facade of the building

