

THE HERITAGE AT MILLENNIUM PARK
CHICAGO, ILLINOIS



Mixed-use Condominium
358 Units
1,250,000 sf,
600 cars parking,
125,000 sf retail
\$275 million

Defining Luxury Living in Chicago's Loop

A 57-story condominium tower developed overlooking the Chicago lakefront and Millennium Park, the Heritage at Millennium Park introduced modern luxury high-rise living to Chicago's Loop. Seizing on the vision of the city planners who announced the construction of Millennium Park in 2000, the development team assembled a complex site comprising of seven parcels located behind the Chicago Cultural Center which assured protect views to the park and lakefront.

The project includes 358 residential condominiums located on floors 9 through 57 with community room, workout facility, indoor pool, outdoor gardens and decks and 600 parking spaces. The base of the building includes 3 floors of 125,000 sf of retail space and the lower level includes additional retail connected to the Chicago Pedway system.

Intended to make a bold architectural statement on a site highly visible to the park's millions of visitors, architect Solomon Cordwell Buenz designed a 1.25 million-square-foot 57-story, two-tiered tower that respected the early 20-Century cornice lines of the historic Michigan Avenue street wall to the south while relating to the grander-scaled East Randolph Drive office towers such as Prudential Plaza and the Aon Building to the north. Graceful curves and careful articulation of the building exterior create a modern composition in harmony with the older towers nearby.



The north wall of the new building “bends” away from Randolph Street at the northeast corner in order to yield space to a sculpture by Richard Hunt and respect the setback of the north façade of the Historic Chicago Cultural Center. The facades of four historic, architecturally significant structures along Wabash Avenue were incorporated into the design of the building and restored to their 1920's era grandeur. The property assemblage included 7 different parcels and owners. Mesa acquired the properties, planned, zoned, developed a mixed use program and funded site acquisition, design, and marketing with private equity. The project was pre-marketed and quickly achieved 70% pre-sold status, after which time, the financing was closed and development commenced. The project was completed in December of 2004 and has been recognized as one of the city's most successful condominium developments.

Owner	Heritage MPT, LLC (Mesa MPT, LLC, Walsh Investors, LLC, Markwell Properties, Klutznick-Fisher Co.)
Developer	Mesa Development, LLC
Contractor	Walsh Construction Company
Architect	Solomon Cordwell Buenz & Associates
Restoration Architects	McGuire Iglesias & Associates
Structural	Chris P. Stefanos & Associates
Residential Sales	Equity Marketing Services
Marketing/PR	Firestar Communications (Marketing); The Dickenson Group (PR)
Financing:	Mezzanine Debt, Boston Capital Institutional Investors; Construction Loan, LaSalle National Bank (10 Banks)

Retail Podium & Preservation of Wabash Avenue's Historic Wall

An important element to the Heritage at Millennium Park's design was Solomon Cordwell Buenz & Associates design for the restoration of four historic commercial façades along Wabash Avenue behind which sit 3 floors of 125,000 sf of retail space and 600 parking spaces. Along Wabash five retail store front locations are provided returning the active retail use to the site. The entries to 3 of the five retail spaces are behind restored entries and walls that create a desirable context for this important retail street.

These limestone, sandstone, brick and terra cotta façades are located in the National Register Loop Retail Historic District however the façades were not protected by the City's Historic Preservation ordinance. Constructed between 1872 and 1916, these façades represented the typical historic appearance of Wabash Avenue. Three of the four façades are the work of John Van Osdel and the 1916 façade of the Porter building was designed by Otis and Clark.

The buildings had become obsolete due to their lack of light with deep footprints to each building. The majority of the upper floors of the buildings were unoccupied. The exteriors were in disrepair and the ground floors had been heavily impacted by modern era additions and changes. The historic cornices had long been removed, and the first two floors of all four buildings had been modified from their original form.

Despite these conditions and the freedom to demolish the four facades, Mesa was committed to maintaining and restoring the character of Wabash Avenue and retained a historic preservation architect to investigate the restoration of the façades. At the same time Mesa worked with the contractor and investigated projects in Paris and Washington, DC where façades were maintained during demolition and construction of new buildings. A design was approved that included erection of a system to protect the façade during demolition and allow its integration into the new construction, and then reconstruction of missing historic elements including storefronts, cornices and windows. The results have received acclaim within the community and set a new standard for façade improvement in the City.

One example, as shown below, was of the restoration success was the replacement of the 1916 entry on the Porter Building. During its use, the ornate terracotta surround had been removed, along with all of the ground floor. The original drawings were located at Monrovia Tile Works and the restoration designed to return the entry to now retail space to the original design.



Wabash Street Wall, Circa 2000



Wabash Wall Structure Being Supported



Wall Support System



Completed Restored Wabash Facade

1916 Entry Façade



1980's Entry Condition



2004 Restored Entry

