



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

November 6, 2025

Report to the Commission on Chicago Landmarks
on the
Central YMCA Headquarters
19 S. LaSalle Street

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Central YMCA Headquarters located at 19 S. LaSalle Street supports the City's overall planning goals for the surrounding Loop Community Area and the Central Planning Region and is consistent with the City's governing policies and plans.

The Central YMCA Headquarters is in the heart of the Loop financial district and was initially constructed in 1893. Like other, aging, office buildings, it has experienced significant vacancies in recent years, especially as office tenants have sought newer, more modern space in the western portions of the central area.

In 2024, a development team consisting of the principals of Envoi Partners purchased the building. Envoi plans to convert the building from office to multi-unit residential with ground floor commercial uses, potentially using some residential floors for a small, boutique hotel. This proposed \$64M project joins a growing list of office-to-residential conversion projects proceeding downtown without any City subsidies.

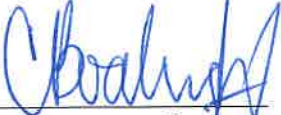
Indeed, there are currently 11 such projects in the central area that have clearly been primed at the pump by the City's LaSalle Corridor Revitalization Initiative, launched in 2022. The initiative aims to convert underutilized office buildings into mixed-use and mixed-income buildings. Six office-to-residential projects representing more than \$900 million in total investment, 1,765 units, and 2 million square feet of space are advancing with City financial assistance. As of October 2025, \$260 million in Tax Increment Financing has been approved by City Council for five of the projects, ensuring 30 percent of the units will be affordable to residents earning an average 60% of the area median income.

A second goal of the LaSalle Corridor Revitalization Initiative is improvement of LaSalle Street to complement the public and private investments planned for it. In 2024, the Departments of Planning and Development and Transportation launched a visioning process to examine opportunities for creating a more neighborhood-oriented public realm throughout the corridor. That process culminated in January with the publication of *A Vision for LaSalle Street*, a community-led framework for public realm improvements between Wacker Drive and Jackson Boulevard. The vision outlines 11 planning principles to support the influx of residential units and commercial rehabilitation projects in the central Loop. These principles recognize the architectural and cultural

heritage of LaSalle Street and its surroundings which aligns with the landmark designation of the Central YMCA Headquarters.

The third goal of the LaSalle Corridor Revitalization Initiative is to support locally owned cultural and dining businesses in the Loop. Up to \$5 million in Small Business Improvement Fund (SBIF) grants were approved by City Council in January 2023 for up to \$250,000 in grant funds for each awardee and an additional \$50,000 for businesses expanding from low- to medium-income communities. City assistance to support permanent improvements for five restaurants and a cultural establishment have been approved.

DPD undertook the LaSalle Corridor Revitalization Initiative to better prepare the Loop for the future. Landmark designation of the Central YMCA Headquarters directly complements that commitment. Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Central YMCA Headquarters supports the City's overall planning goals for the surrounding Loop and the Central Planning Region and is consistent with the City's governing policies and plans.



Ciere Boatright, Commissioner
Department of Planning and Development