



23 S. SANGAMON

WEST LOOP RESIDENTIAL / MIXED-USE DEVELOPMENT

CLIENT Fern Hill and Free Market Ventures | **LOCATION** Chicago, Illinois (West Loop) | **SIZE** 27-stories, 280,00 gsf

PROJECT SCOPE

Eckenhoff Saunders in collaboration with Interactive Design Architects—are leading the design effort for a new mixed-use development located at 23 S. Sangamon Street in Chicago’s vibrant West Loop. Developed by Fern Hill and Free Market Ventures, this 27-story tower is designed to thoughtfully integrate housing, recreation, and public amenities in one of the city’s most dynamic neighborhoods.

The base of the building features a three-story podium that includes a 30,000-square-foot community center and parking for 70 vehicles. Located directly across from Mary Bartelme Park, the community center will serve as a vital civic resource. While interior programming is still being developed, the center will be crowned by a fourth-level outdoor field house with basketball, tennis, and pickleball courts.

Above the podium, the residential tower will deliver 193 new homes to the neighborhood, with a mix of for-sale and rental offerings:

- Floors 18–26: 63 condominiums featuring expansive four- and five-bedroom layouts and large private terraces.
- Floors 5–16: 130 rental apartments ranging from studios to three-bedroom units, with a focus on larger two- and three-bedroom options.
- 26 units will be designated as affordable housing, supporting a more inclusive community.

Residents will also have access to a dedicated 17th-floor amenity level with shared spaces. This project reflects Eckenhoff Saunders’ ongoing commitment to designing forward-thinking environments that enhance the urban fabric and foster community well-being.