

Among several towers proposed for the Near South Side, these condominiums are sited along South Prairie Avenue, offering sweeping views of the lake and city. The design of the complex is conditioned by its location across the street from the historic Glessner House by H. H. Richardson and the landmark district of 19th century mansions around it. The neighborhood context has been addressed by placing townhouses and a small park along Prairie Avenue.

*“The floor plates of the development’s two high-rises – a 44-story north tower and a 34-story south tower – expand and contract as the eye travels up the structures, so that they slope gently, with curves too subtle and willowy to be called voluptuous. Lagrange has compared the buildings to figures dancing and in this case, the metaphor isn’t architectural pretension.*

*The towers work not as a single unit, but as a beautifully matched pair, straining toward each other and away in a compelling frozen dance. Their lower halves pull together sensually... while on the upper stories, the high-rises move out to a more seemly arm’s length. They are complementary and bend in tandem, but like dancers, they are not symmetrical or perfectly matched. The shapes and heights of the buildings vary, as do the skillfully designed balconies, whose patterns echo each other without simply mirroring.”*

– *New Homes*, October 2007

The towers are connected by a six-story base containing lobbies (a soaring 60-foot space in the North tower) and a large, 15,000-square-foot health club. The base has a fritted concrete façade along with a 28,000 square foot green roof that functions as a garden for the project as a whole.

X|O is being designed for LEED certification.

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CLIENT	Frankel & Giles Real Estate & Development Services
SIZE	Residential: 2 towers; 210 units; 663,000 gross square feet 360' / 33 stories, 460' / 44 stories Townhouses: 3 stories; 30,000 gross square feet Lifestyle Center: 15,000 gross square feet Green roof / garden: 28,000 gross square feet Parking: 205,000 gross square feet
VALUE	\$165,000,000
ROLE	Architect
COMPLETION	Spring 2010