

= Joffrey Tower =

The Joffrey Tower is a high @-@ rise commercial real estate development on the northeast corner of North State Street and East Randolph Street in the Loop community area of Chicago in Cook County , Illinois , United States that is the permanent home of the Joffrey Ballet . It is located immediately south of the Chicago Theatre and directly across the street from Macy 's largest Chicago ( and its second largest overall ) department store on State Street , within the Loop Retail Historic District . Its address had once been the site of the Chicago Masonic Temple . The placement of the Joffrey Ballet in this building appears to have involved political dealings with the Mayor of Chicago , Richard M. Daley and his brother , William M. Daley , a co @-@ chairman of the Joffrey board of trustees . The building was scheduled for completion in December 2007 , but was not finished until September 12 , 2008 .

= = Details = =

The building was originally named the Modern Momentum Building ( nicknamed the MoMo ) . Like the ballet company , it has been named after Robert Joffrey , co @-@ founder of the company . The Joffrey Ballet acquired the naming rights when it purchased 45 @,@ 000 square feet ( 4 @,@ 200 m<sup>2</sup> ) of space on the third and fourth floors to serve as its new permanent home . The floors include the Joffrey administrative offices plus seven state @-@ of @-@ the @-@ art rehearsal studios and a black @-@ box theatre . The building occupies the southwest quarter of the block bounded by North State Street to the West , North Wabash Street to the East , East Randolph Street to the South , and East Lake Street to the North . The Modern Momentum Project now holds the Joffrey name when the Ballet company took possession ( originally anticipated in December 2007 ) . The first two floors of the Joffrey Tower house retail tenants and floors 9 through 32 host residential condominiums . All four of the foundation floors are 14 feet ( 4 @.@ 3 m ) high . The four @-@ story cutout above the foundation and green roof is capped by " legs " with only elevators and stairwells that compensate for the fact the building does not have the typical lower level parking spaces to improve the views by raising the units . The building 's main largest rehearsal space had been named the Arpino Studio in honor of Gerald Arpino , Joffrey Ballet co @-@ founder and artistic director emeritus .

The building was originally scheduled for completion in December 2007 with the official renaming and company move accompanying the completion . By January 2008 , the anticipated grand opening had been rescheduled to occur in the summer of 2008 . The grand opening events , including performances by Shelley MacArthur and Ramsey Lewis , were sponsored by The PrivateBank , Bank of America , and the McCormick Foundation . July 2008 advertisements announced a September 12 , 2008 opening night and a set of opening events from September 11 to 15 .

The building was designed by Booth-Hansen Architects . Construction started in 2005 and was completed for the September 2008 grand opening . The height of the structure is 409 feet ( 125 m ) ( including spires and antennae ) .

The September 11 , 2008 , free performance at the Jay Pritzker Pavilion served the dual purpose of heralding the grand opening weekend and paying tribute to the September 11 attacks victims . Other events during the grand opening weekend included a September 12 black tie gala , September 13 Tower tours , and September 15 party and fashion show . The September 15 event also included an auction for various items , including a pair of \$ 25 @,@ 000 Van Cleef and Arpels diamond earrings .

= = Building Safety Issues = =

On August 1 , 2011 , an aluminum piece of the facade fell from the building and injured a pedestrian on the sidewalk below . As a result of this damage , the Chicago Department of Buildings required a protective scaffolding canopy to be erected around the entire building .

= = History = =

The building is located on the site of the former Masonic Temple , which had once been the tallest building in Chicago . Since the demolition of the Masonic Temple , the address had housed a two @-@ story retail building . One failed previous plan to replace the small retail building on the site was the Market Hall Tower , proposed in 2000 , which was to have a two @-@ story European style food market and 75 spacious apartments in the adjacent 26 @-@ story , 291 @-@ foot ( 89 m ) tower . Another failed plan was the subsequent 33 @-@ story Randolph Court design .

The Daley administration has been a proponent of the Joffrey Ballet having a permanent Theatre District home in order to establish it as a major Chicago institution . However , the cost of building their own building at State and Lake was prohibitive . Supposedly , the city of Chicago held the development of this project hostage until the developer agreed to the Joffrey initiative . The delay tactic used was to delay closing long enough to cause the developer to have to file suit . William Daley , a co @-@ chairman of the Joffrey board of trustees , is a former Cabinet member in the Clinton administration and clout @-@ heavy brother of Chicago 's former mayor , Richard M. Daley . The arts @-@ loving mayor has revitalized the Loop in part by re @-@ establishing a central theatre district . The Joffrey Tower is within three blocks of Cadillac Palace , Chicago , Goodman , Harris , Ford Center / Oriental , and Storefront Theatres , as well as the Chicago Cultural Center , the Tiffany @-@ decorated former central library .

= = Center Stage Campaign = =

The Joffrey Ballet launched its first Chicago capital campaign on March 7 , 2007 . As of May 2008 , it has raised \$ 30 million towards a goal of \$ 35 million for Joffrey Tower construction costs and an endowment . When the purchase was finalized , the Joffrey had \$ 2 @. @ 5 million in reserves and the state had recently approved a \$ 4 million grant . The construction costs alone were estimated to be \$ 21 million . The fundraising enticements include the possibility that for \$ 10 million a corporate donor could acquire renaming rights to the entire building and for lesser amounts they could acquire naming rights for various specific spaces . Facility details released at the hard hat preview and launch include the following :

A dedicated entrance and elevators on Randolph Street , with a lobby box office selling tickets to company events .

A " black box " theater space that will serve primarily as a full @-@ company rehearsal space but , with its lighting booth and fully foldable seating for 144 , also can double as an intimate showcase for open rehearsals , works @-@ in @-@ progress viewings and more . When unused , the studio also can be rented to visiting dance companies .

An additional six rehearsal studios with high ceilings and no obstructions . The Joffrey could use these for classes if it starts a school here . For now they will be the site of activities related to the Joffrey 's extensive outreach school programs .

Locker rooms , dressing rooms , showers , wardrobe and laundry suites , a lounge , physical therapy areas , and artistic and executive staff offices .

A Green roof to cover the Joffrey part of the building .

In Chicago , the administration and the performers had previously been in separate buildings . The Joffrey Ballet had rented both a 17 @, @ 000 @-@ square @-@ foot ( 1 @, @ 600 m2 ) rehearsal studio at 17 N. State Street , which it leased in July 2005 , and administrative offices at 70 E. Lake Street . The Joffrey now has the company 's creative leadership , dancers , administration , technical staff , guest artists , students , and apprentices united under one roof , creating streamlined operations and a more efficient and accomplished organization . The new space nearly doubles the current space . The new permanent state of the art facilities enable The Joffrey to recruit and retain elite dancers and simultaneously attract world @-@ class performers , guest artists and collaborators . The planned space allows the company to rehearse and present more of its repertoire , mount additional full @-@ length ballets , extend its apprentice program , launch

additional revivals , and provide young dancers and choreographers the opportunity to train and present their new works .

= = Occupancy = =

Loehmann 's opened a 27 @, @ 000 square feet ( 2 @, @ 500 m2 ) retail store on the first two floors on October 12 , 2007 . This location is part of the transformation of State Street to a retail and student @-@ housing mecca , and further solidifies the revitalization of Randolph Street 's theatre district . Loehmann 's filed for bankruptcy November 16 , 2010 and closed the State Street location January 29 , 2011 , after less than 4 years in operation .

Walgreens , which had occupied the property from 1926 until 2005 , announced that it would take over the Loehmann 's space and operate a two @-@ level drugstore , opening in 2012 . The location was developed as a two @-@ story 27 @, @ 350 @-@ square @-@ foot ( 2 @, @ 541 m2 ) flagship location that was unveiled with dignitaries such as Chicago Mayor Rahm Emanuel and Illinois Governor Pat Quinn on January 12 , 2012 , selling a range of amenities far beyond that of a typical pharmacy . Some of the features included a cigar humidor , international newsstand , made @-@ to @-@ order smoothies , self @-@ serve frozen yogurt , sushi and juice bars , a barista , over 700 fine wines , and manicure stations . The Walgreens investment was part of a business strategy to combat governmentally @-@ induced declining pharmacy margins .

= = School zoning = =

Residents of the building are zoned to Chicago Public Schools . Residents are zoned to South Loop K @-@ 8 and Phillips Academy High School .