

PD 1357

Table of Contents

02/16/2021 Minor Change	2
Bulk Table	3
09/09/2020 PD Amendment	4
Ordinance	4
Statements	5
Bulk Table	11
ARO	13
Exhibits	15
01/25/2017 PD Adoption	27
Ordinance	27
Statements	28
Bulk Table	33
ARO	34
Exhibits	36



February 16, 2021

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD No. 1357, Subarea B, 19 N. May St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Planned Development No. 1357 ("PD 1357"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1357.

Your client and the owner of all the property within Subarea B, 19 N May LLC, is seeking a minor change to increase the maximum height of the proposed residential building at 19 N. May St. by 5 feet (a 2.6% increase). This change is a result of refinements in the final design. As shown on the attached, revised Bulk Regulations and Data Table, the Subarea B maximum building height as measured to the top of the roof is increasing from 186 feet to 191 feet and the maximum height as measured to the top of the mechanical penthouse is increasing from 202 feet to 207 feet.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, including Section 17-13-1003-L, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Valenziano", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

RESIDENTIAL PLANNED DEVELOPMENT NO. 1357
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	61,773 SF
Area of Public Rights-of-Way (sf):	19,609 SF
Net Site Area (sf):	42,104 SF
Subarea A:	20,094 SF
Subarea B:	22,010 SF
Maximum Floor Area Ratio:	8.1
Subarea A:	114,034 SF
Subarea B:	227,008 SF
Maximum Unit Count:	
Subarea A:	28
Subarea B:	58
Minimum Off-Street Parking Spaces:	
Subarea A:	42
Subarea B:	78
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	42
Subarea B:	39
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	
Subarea A:	107 feet, 2 inches
Subarea B:	191 feet (top of roof) 207 feet (top of mechanical penthouse)
Minimum Setbacks:	Per plans

19900

9/9/2020

REPORTS OF COMMITTEES

20823

Reclassification Of Area Shown On Map No. 18-F.
 (Application No. 20446)
 (Common Address: 7151 -- 7153 S. Halsted St.)

[O2020-3866]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 18-F in the area bounded by:

a line 98.73 feet north of and parallel to West 72nd Street; the public alley next east of and parallel to South Halsted Street; West 72nd Street; and South Halsted Street,

to those of a C1-2 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 20-F. RPD1357,99
 (As Amended)

(Application No. 19900)

(Common Address: 1115 W. Washington Blvd. And 19 -- 27 N. May St.)

[SO2018-9330]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential Planned Development Number 1357 symbols and indications as shown on Map Number 20-F in the area bounded by:

West Washington Boulevard; North Aberdeen Street; the alley next south of and parallel to West Washington Boulevard; the alley next east of and parallel to North May Street; the alley next north of and parallel to West Madison Street; North May Street; the alley next south of and parallel to West Washington Boulevard; and a line 201.3 feet west of and parallel to North Aberdeen Street,

to those of Residential Planned Development Number 1357, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No.1357, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1357 (hereinafter the "Planned Development") consists of approximately 42,093 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (hereinafter the "Property"). 19 North May LLC is the owner of a portion of the Property and is the "Applicant" for this Planned Development amendment pursuant to due authorization from the owner of the remainder of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (hereinafter "the Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development and/or Department of Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

With respect to the property located at 19 North May Street, pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements; a Bulk Regulations (Zoning Analysis) Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; a Green Roof Plan; Subarea B Elevations (North, South, East and West) and Subarea B Detail Plans (Typical Facade at Street, Typical Mid Facade, Typical Penthouse Facade) which were prepared by the Lamar Johnson Collaborative and dated July 16, 2020 submitted herein.

This plan of development consists of the following exhibits related to the development of Subarea A (1115 West Washington Boulevard): Basement Plan, Ground Floor Plan, Level 2 Floor Plan, Typical Floor Plan, Penthouse Floor Plan, Roof Plan, Streetscape Elevations and Elevations which were prepared by Booth Hansen and dated January 19, 2017 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for January 25, 2017 on pages 42046 and 42047 and 42059 -- 42068.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: dwelling units on and above the ground floor; open/green space; incidental and accessory uses, and accessory off-street parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitation, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data (Zoning Analysis) Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of forty-two thousand and seventy-one (42,093) square feet and a base FAR of 5.0.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. This Planned Development will be in substantial compliance with the current City of Chicago Sustainable Development Policies, as set forth by DPD. The proposed improvements shall provide vegetated ("green") space on the respective roofs, which will total a minimum of fifty percent (50%) of the net roof areas (or approximately 10,098 square feet). With respect to the property located at 19 North May Street, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations (Zoning Analysis) table has been determined using a net site area of forty-two thousand and seventy-one (42,093) square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1 pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, of the Zoning Ordinance, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3 of the Zoning Ordinance.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Local Impact portion of the bonus payment for Subarea A was to be contributed to the construction of a field house in Skinner Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Local Impact portion of the bonus payment for Subarea B is currently unallocated.

The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

16. The Applicant acknowledges and agrees that the rezoning of Planned Development ("P.D.") 1357 in 2015, triggered the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "2015 ARO"). The Applicant further acknowledges and agrees that this amendment of the P.D. from P.D. 1357 to P.D. 1357, as amended, for 30 additional residential units triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO") and, because the P.D. is located in the Near North/Near West Pilot Area Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project, or with the approval of the Commissioner of the Department of Housing ("DOH"), in an approved off-site location, as affordable units ("ARO Units"); (ii) pay a fee in lieu of the development of the ARO Units, or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (the "Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The P.D. is located in a downtown district, within the meaning of the ARO, and the project, prior to this amendment allowed for a total of 56 units. As a result, the Applicant's prior affordable housing obligation was six affordable units (10 percent of 56 rounded up). Applicant satisfied its affordable housing obligation to date by providing no units and making a cash payment to the Affordable Housing Opportunity Fund in the amount of Two Hundred and Twenty-five Thousand Dollars (\$225,000) per unit (Cash Payment), as set forth in

the Affordable Housing Profile Form, attached hereto as Exhibit _____. Twenty-eight of the permitted Fifty-six units have been constructed to date, and \$675,000 was paid to the Affordable Housing Opportunity Fund to fulfill the prior obligation of three affordable units. Twenty-eight units remain to be constructed, and the remaining obligation for three affordable units has not yet been fulfilled.

The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The P.D. is located in the Near North Zone. In the Near North Zone, pursuant to the Pilot, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location within two miles of the P.D. and either (a) in a higher income area or downtown district, or (b) within the Near North Pilot Area, regardless of the income area in which the P.D. is located. In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the P.D. or income area. The Applicant's affordable housing obligation with respect to the additional 30 units, added pursuant to this amendment, is six affordable units (20 percent of 30), consisting of three First Units and three Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units off-site, at a location or locations to be approved by the DOH, as set forth in the Affordable Housing Profile Form attached hereto. In addition to the three First Units and three Additional Units, the Applicant has agreed to forego the ability to make the Cash Payment for the three ARO Units required pursuant to the 2015 rezoning and the 2015 ARO. These three units will also be constructed and considered Additional Units, for a total of nine ARO Units to be constructed off-site, three of which are First Units and six of which are Additional Units. Pursuant to the Commissioner of DOH's determination, in consultation with the alderman of the ward in which the P.D. is located, the Applicant is required to sell the First and Additional Units to households earning no more than 100 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago at prices affordable to households at 100 percent AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval, and DOH may adjust the number of required ARO Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D. including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement, including any breach of

any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

- 17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential Planned Development Number 1357 as it existed prior to the date of this amendment.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; Subarea B -- North, South, East and West Building Elevations; Typical Facade at Street; Typical Mid Facade; and Typical Penthouse Facade referred to in these Planned Development Statements printed on pages 20834 through 20845 of this *Journal*.]

Bulk Regulations and Data Table and ARO Affordable Housing Profile Form referred to in these Planned Development Statements read as follows:

Commercial Institutional Planned Development No. 1243.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	61,773 square feet
Area of Public Rights-of-Way (square feet):	19,609 square feet
Net Site Area (square feet):	42,104 square feet
Subarea A:	20,094 square feet
Subarea B:	22,010 square feet
Maximum Floor Area Ratio:	8.1
Subarea A:	114,034 square feet
Subarea B:	227,008 square feet

Maximum Unit Count:

Subarea A: 28

Subarea B: 58

Minimum Off-Street Parking Spaces:

Subarea A: 42

Subarea B: 78

Minimum Number of Bicycle Parking Spaces:

Subarea A: 42

Subarea B: 39

Minimum Off-Street Loading Spaces:

0

Maximum Building Height:

Subarea A: 107 feet, 2 inches

Subarea B: 186 feet (top of roof)
202 feet (top of mechanical penthouse)**Minimum Setbacks:**

Per Plans

Final for Publication

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: June 17, 2020

DEVELOPMENT INFORMATION

Development Name: 19 North May
 Development Address: 19 North May
 Zoning Application Number, if applicable: 19900 Ward: 25
 If you are working with a Planner at the City, what is his/her name?

- Type of City Involvement City Land Planned Development (PD)
 check all that apply Financial Assistance Transit Served Location (TSL) project
 Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excerpt*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

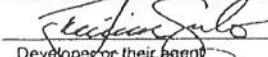
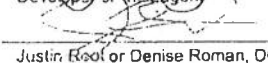
DEVELOPER INFORMATION

Developer Name 19 N May LLC
 Developer Contact Dominic Sulo
 Developer Address 1809 W Chicago
 Email dominic@sulodevelopment.com Developer Phone 708-254-4878
 Attorney Name Katie Johnke Dale Attorney Phone 312-368-2133

TIMING

Estimated date marketing will begin October 2020 (pre-sales)
 Estimated date of building permit* April 2021
 Estimated date ARO units will be complete October 2022
 *the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

	<u>6/24/2020</u>
Developer or their agent	Date
	<u>6/24/2020</u>
Justin Root or Denise Roman, DOH	Date

Final for Publication

Required Attachments: For Off-Site Units Only

Your application will be reviewed when required documentation has been received. Off-Site Units fall into one of three categories: New Construction (NC); Significant Rehab (SR) and Prior Rehab (PR). Documentation is also required for the Subject Property (SP); the property that triggered the ARO Requirement. The documents required for each are listed below:

- | SP | NC | SR | PR | |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Evidence of Site Control |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Project Budget, with per-unit cost breakdown & documentation |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | CMA or appraised value of proposed, for sale, off-site units |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Description + Schedule of anticipated building permits |
| | | <input type="checkbox"/> | <input type="checkbox"/> | Certificate of Occupancy + Approved Plans & Permits (CoO must be <3 years old, or <1 year, if low-mod stone) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Management Plan for off-site building that includes ARO units and a Marketing Brochure |
| | | <input type="checkbox"/> | <input type="checkbox"/> | Signed Statement attesting that units are currently vacant - OR - |
| | | <input type="checkbox"/> | <input type="checkbox"/> | Income Qualification packets, if current tenants are income-qualified & intend to lease ARO units |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Completed ARO Unit Evaluation Table |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Recent permits: most recent permits for all major systems; plumbing, electrical, HVAC, Mechanicals and building envelope. |

Does the proposed off-site project require a zoning change or financial assistance from the City?

Yes No

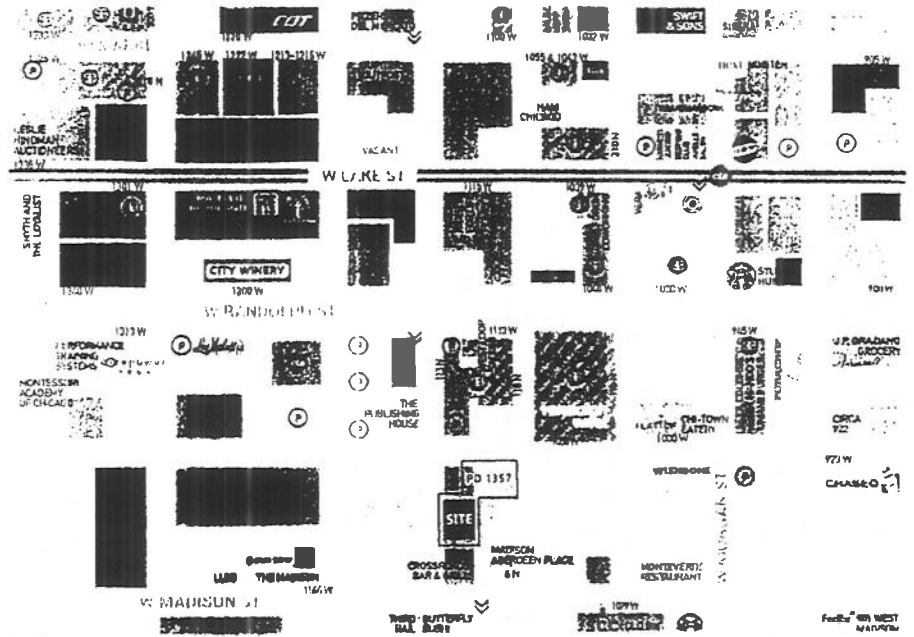
Construction Drawings/Submissions

The Development team and the Architect of Record should prepare and submit the following information for review. One hard copy and one electronic pdf of all materials, plans, sketches, and photos should be submitted for review. Label each attachment to correspond to the requirement below (ie "Master Plan" etc)

- All Projects:**
- Project narrative:** should briefly summarize (one page, double-spaced) the project work scope, development objectives, site, building construction systems (identify wall, floor and roof construction), building design concepts and environmental
 - Master plan:** should locate the project site(s), depict the adjacencies to existing properties and, in the case of larger developments, illustrate proximity of proposed multiple sites.
 - Context photographs and drawings:** photos of all sites and existing buildings, photos should include nearest adjacent buildings.
 - Floor plans:** should clearly depict room designations, dimensions and typical furniture layout
 - Building section (optional):** should identify building materials, structural framing, depth of footings/foundations, ceiling heights of interior spaces and general floor and roof framing.
 - Site / Landscape plan:** conceptual site plan should identify setbacks, easements, number of parking spaces provided/required; refuse pick-up areas, utilities and pedestrian environment issues. Illustrate the type of plant materials, location of shrubs and trees, ground treatment, security fencing and other site features.
 - Front, side and rear elevations:** Illustrate selection and location of materials, doors, fenestration and roof configuration. Drawings should also indicate vertical heights and depth of foundations when a section drawing is not provided. For existing buildings, provide photographs of all exterior elevations.

Additional documents may be requested during the review by Construction & Compliance staff. A \$5,000/unit fee is required for prior to the issuance of the building permit for the ARO-triggering property.

EXISTING LAND USE MAP



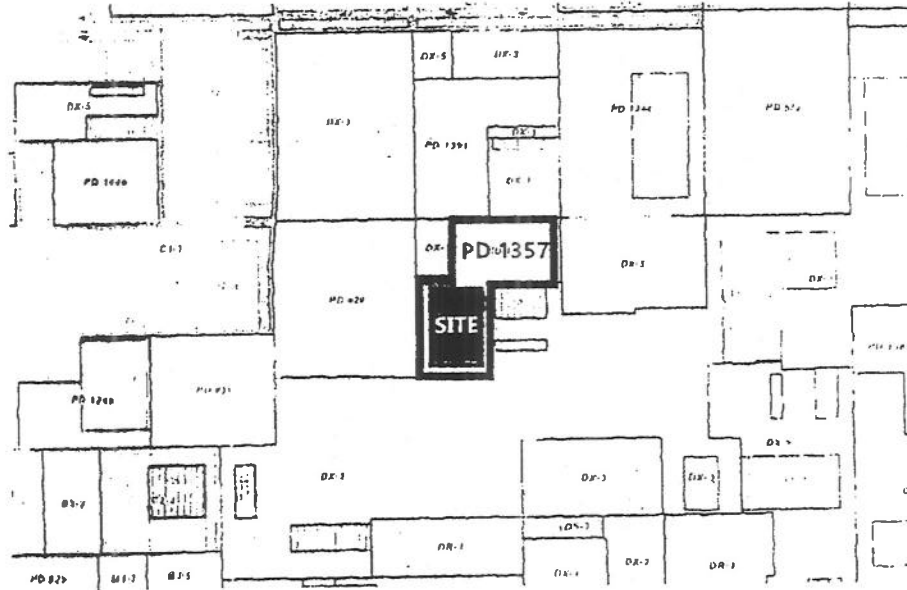
- MAP LEGEND**
- Commercial Office
 - Industrial
 - Residential
 - RMING
 - RMIS
 - Planned
 - CIA L. School
 - City Museum
 - Library

Final for Publication

Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Public Commission: July 16, 2020

The Council July 16, 2020 - 10:00 AM

EXISTING ZONING MAP



Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan's submission: July 16, 2020

The Turner Johnson Collaborative

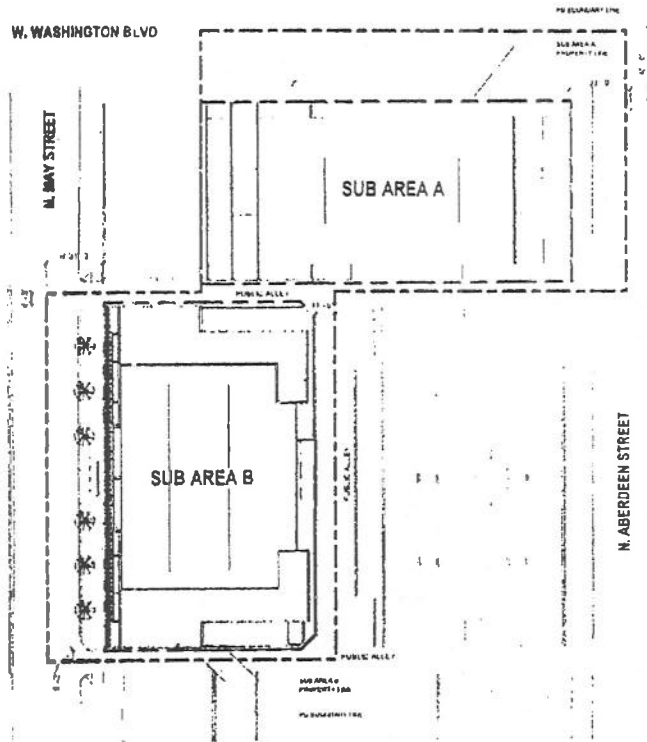
Final for Publication

9/9/2020

REPORTS OF COMMITTEES

20835

PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP



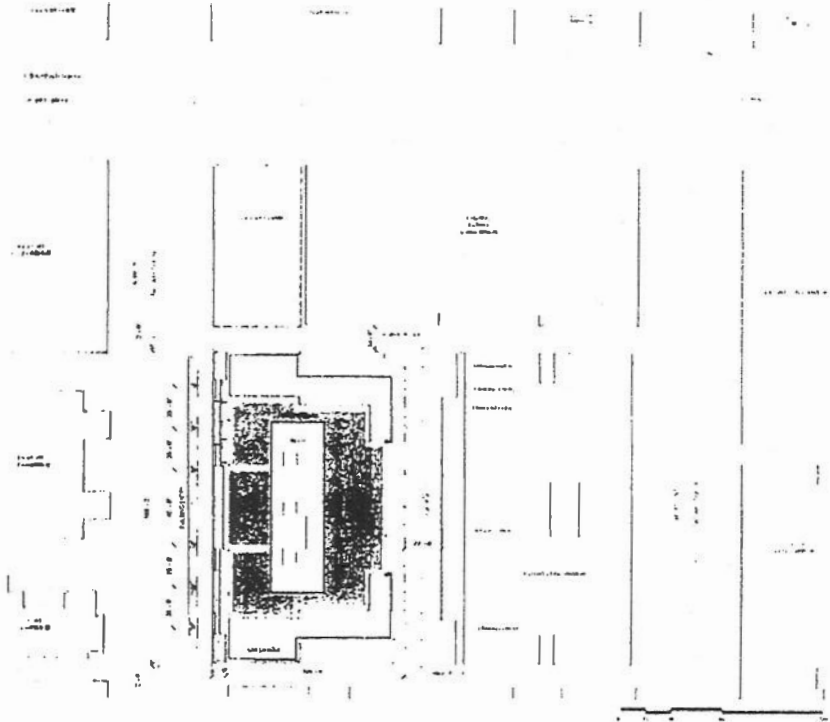
Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The City of Chicago, Illinois
 Department of Planning and Economic Development

Final for Publication

Final for Publication

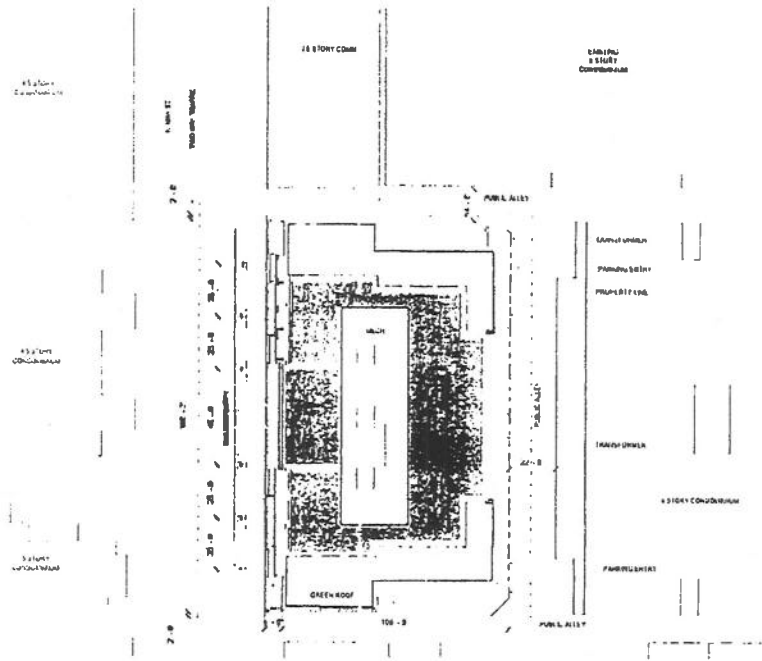
SITE PLAN



Applicant 19 N May LLC
Address 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
Introduction December 12, 2018
Plan Commission July 16, 2020


The Turner Johnson Collaborative

LANDSCAPE PLAN

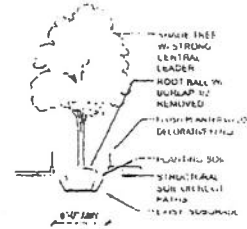


NOTES

EXISTING PARKWAY TREES TO BE REMOVED:
 (4) 8" DBH GREEN ASH IN POOR CONDITION
 (1) 6" DBH HACKBERRY IN GOOD CONDITION

NEW PARKWAY TREES INCLUDE (NORTH TO SOUTH)
 (2) 4" SWAMP WHITE OAK (QUERCUS BICOLOR)
 (2) 4" OVATION LINDEN PLANT (PLATANUS X ACER) CLIP
 (2) 4" SWAMP WHITE OAK (QUERCUS BICOLOR)

PARKWAY PLANTING GROUND COVER AND PERENNIALS



TREE PLANTING DIAGRAM
SCALE: N.T.S.

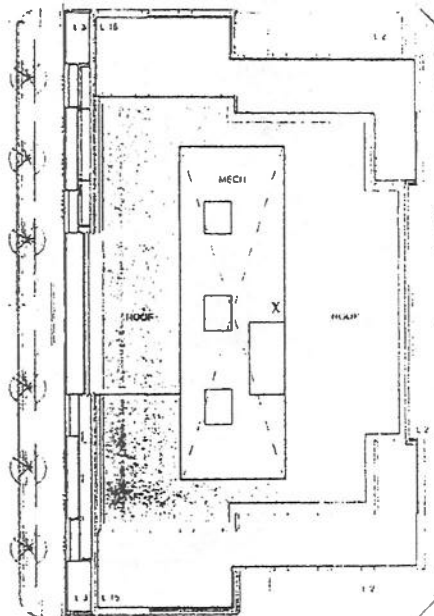
Final for Publication

Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The Urban Johnson Corporation

GREEN ROOF PLAN

LEVEL	NET ROOF AREA (SF)	GREEN ROOF (SF)	
MECH	500	0	
ROOF	8,200	7,300	
15	4,328	0	
3	810	640	
2	3,450	725	
	18,788	8,665	PROVIDED
		8,394	50% REQUIRED



Final for Publication

Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The Council follows Code Section 17-10-010

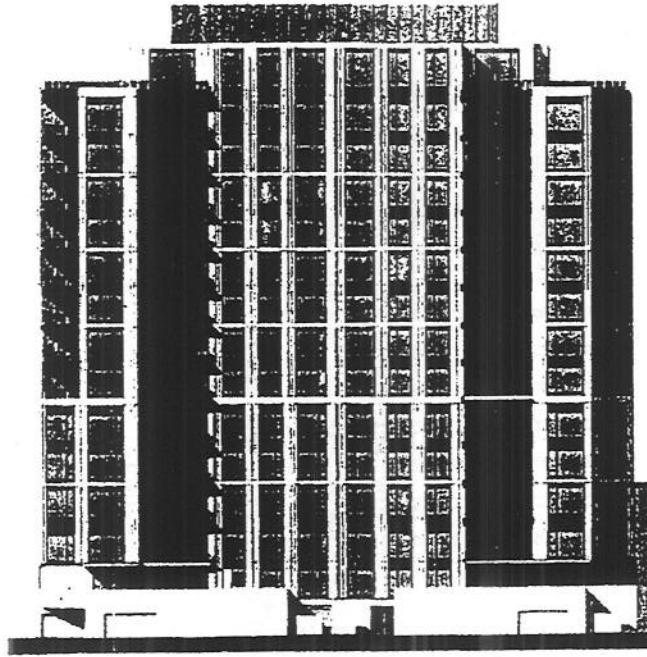
EAST ELEVATION - SUBAREA B

WALL PANEL: POLYCARBONATE
GLAZING AT SYSTEMS

WALL PANEL:
METAL PANEL (EXPOSED PROFILE)
METAL PANEL (HIDDEN PROFILE)

WALL PANEL: ALUMINUM
GLAZING AND METAL PANEL FABRIC

WALL PANEL:
METAL PANEL (EXPOSED PROFILE)
METAL PANEL (HIDDEN PROFILE)
WALL PANEL:
METAL PANEL
POLYCARBONATE



- Level 17 202'-0"
- Level 16 186'-0"
- Level 15 172'-0"
- Level 14 162'-0"
- Level 13 148'-0"
- Level 12 136'-0"
- Level 11 124'-0"
- Level 10 112'-0"
- Level 9 100'-0"
- Level 8 88'-0"
- Level 7 76'-0"
- Level 6 62'-0"
- Level 5 50'-0"
- Level 4 38'-0"
- Level 3 24'-0"
- Level 2 12'-0"
- Level 1 0'-0"

Final for Publication

Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Date of revision: July 16, 2020

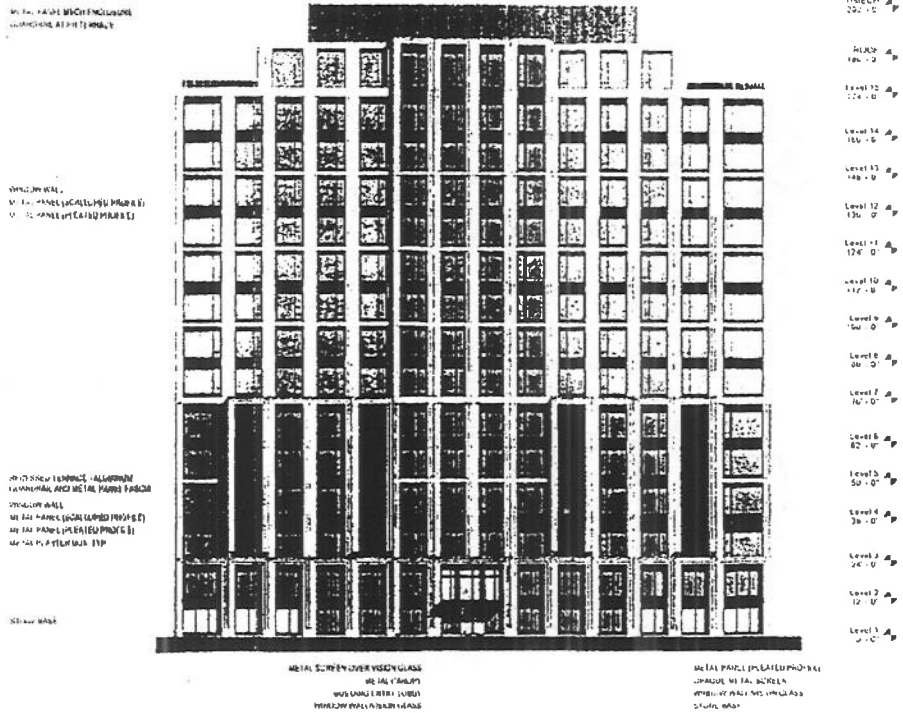
The Turner Johnson Group, Inc.

9/9/2020

REPORTS OF COMMITTEES

20841

WEST ELEVATION - SUBAREA B



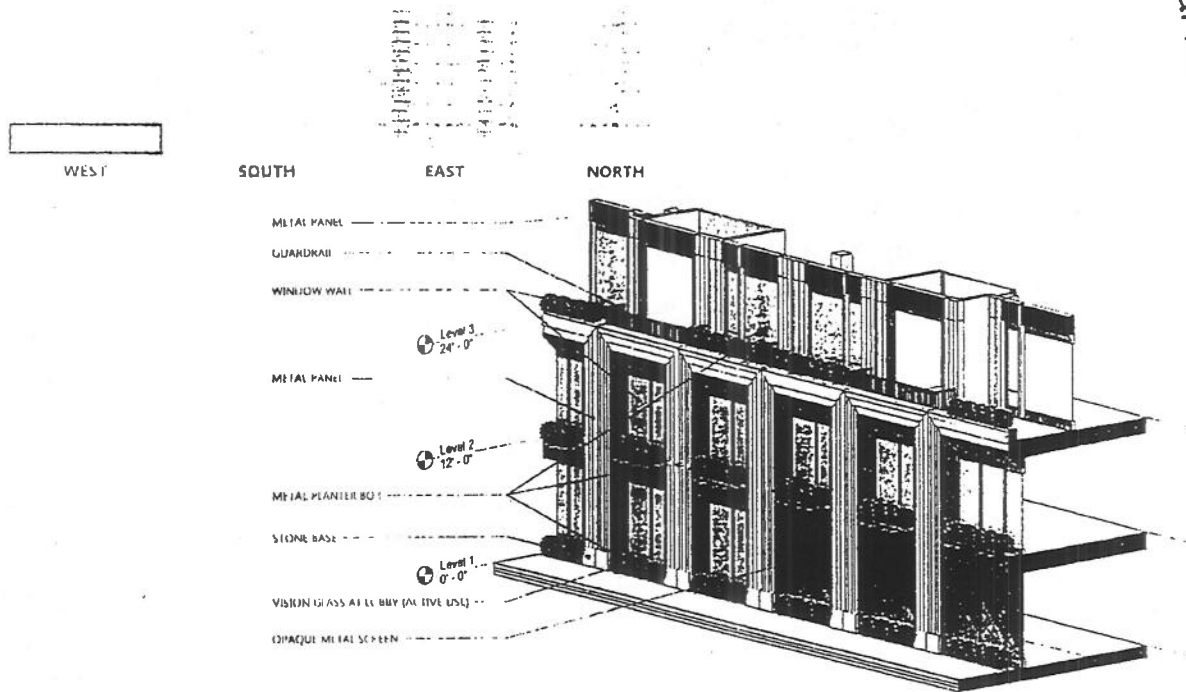
Final for Construction

Architect: 1978 May LLC
 Address: 1115 West Washington Boulevard and 1977 North May Street, Chicago Illinois
 Date: December 12, 2018
 Project: May 10, 2020

The Turner Johnson Company

Final for publication

TYPICAL FACADE AT STREET

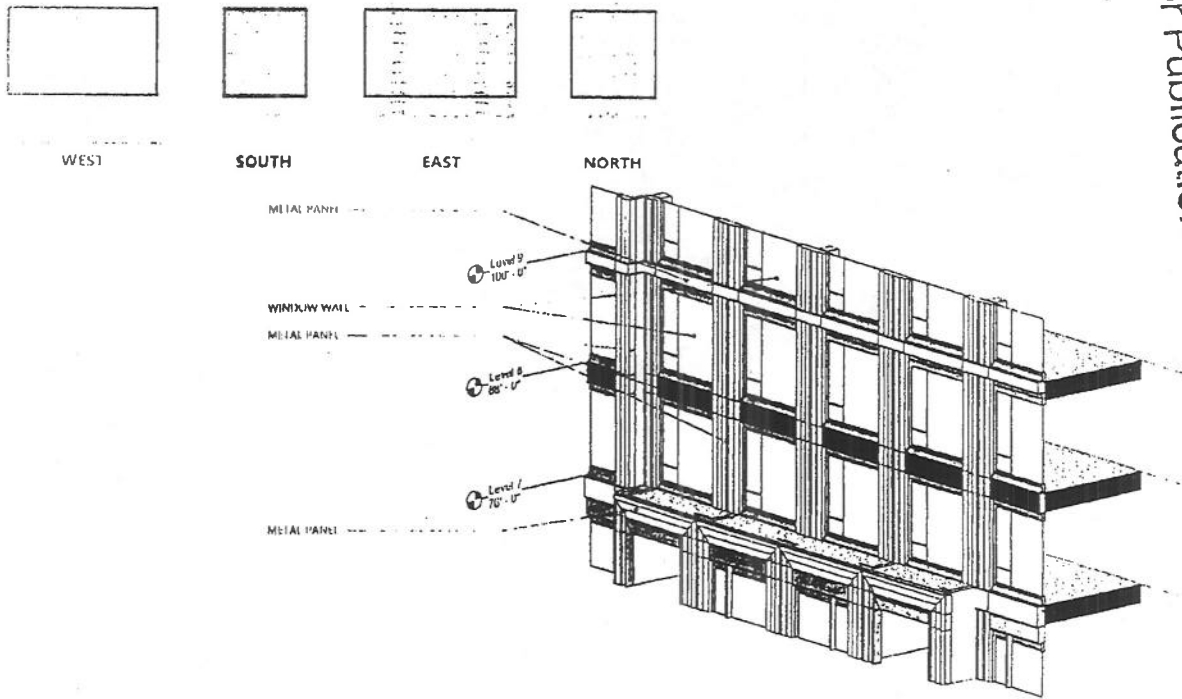


Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The Urban Review Board

Final for Publication

TYPICAL MID FACADE

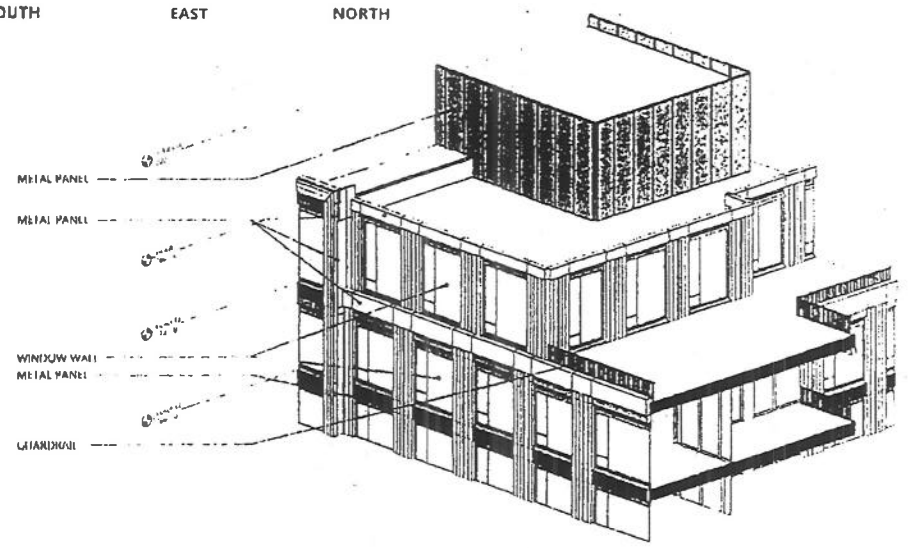
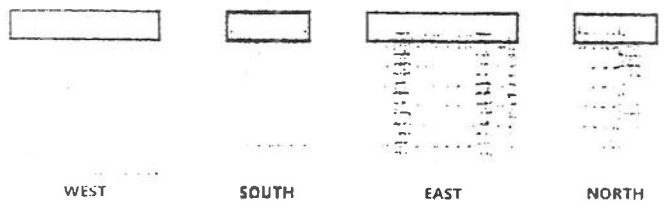


Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The Urban Collaborative

Final for Publication

TYPICAL PENTHOUSE FACADE



Applicant: 19 N May LLC
 Address: 1115 West Washington Boulevard and 19-27 North May Street, Chicago Illinois
 Introduction: December 12, 2018
 Plan Commission: July 16, 2020

The Tomlin Johnson Collection

18898

42034

JOURNAL--CITY COUNCIL--CHICAGO

1/25/2017

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18898)
(Common Address: 1115 W. Washington Blvd.
And 19, 25 And 27 N. May St.)

RPD 1357

[SO2016-5573]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Aberdeen Street; the alley next south of and parallel to West Washington Boulevard; the alley next east of and parallel to North May Street; the alley next north of and parallel to West Madison Street; North May Street; the alley next south of and parallel to West Washington Boulevard; and a line 201.3 feet west of and parallel to North Aberdeen Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications within the area herein above

described to the designation of Residential Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 1357.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1357 (hereinafter the "Planned Development"), consists of approximately forty-two thousand and seventy-one (42,071) square feet or 0.966 acre of property, which is depicted on the attached Planned Development Boundary and Property Line Map (hereinafter the "Property") and is owned and/or controlled by the applicant, Peerless Real Estate Investments Manager LLC (hereinafter "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (hereinafter "the Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development and/or Department of ~~Transportation~~. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations (Zoning Analysis) Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Context Photos; a Site Plan; a Landscape Plan; a Site Plan, demonstrating Pedestrian and Vehicular Circulation; Floor Plans (including typical); a Green Roof Plan; and Streetscape/ Building Elevations (North, South, East and West), which were prepared by Booth Hansen Architects and dated January 19, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: dwelling units above the ground floor; open/green space; incidental and accessory uses, and accessory off-street parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data (Zoning Analysis) Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of forty-two thousand and seventy-one (42,071) square feet and a base FAR of five point five (5.5).

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. This Planned Development will be in substantial compliance with the current City of Chicago Sustainable Development Policies, as set forth by DPD. The proposed improvements shall provide vegetated ("green") space on the respective roofs, which will total a minimum of fifty percent (50%) of the net roof areas (or approximately 10,098 square feet).
15. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations (Zoning Analysis) Table has been determined using a Net Site Area of forty-two thousand and seventy-one (42,071) square feet and a base FAR of five point five (5.5).

The Applicant acknowledges that the project has received a bonus FAR of zero point five (0.5), pursuant to ~~Section~~ Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is five point five (5.5). In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, of the Zoning Ordinance, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3, of the Zoning Ordinance.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for the construction of a field house in Skinner Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed-Use District, and then to this Residential Planned Development (P.D. 1357), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (hereinafter "Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii). The Property is located in a downtown district, within the meaning of the ARO, and

the project has a total of fifty-six (56) units. As a result, the Applicant's affordable housing obligation is six (6) affordable units (10 percent of 56 rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of Two-Hundred and Twenty-five Thousand Dollars (\$225,000), if providing no units, per unit (Cash Payment), as set forth in the Affordable Housing Profile Form, attached hereto as Exhibit A. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a rental project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements or number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

17. This Planned Development shall be governed by Section 17-13-0612, of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Zoning Map; Existing Land-Use Map; Context Photos; Site Plan; Landscape Plan; Site Plan -- Pedestrian/Vehicular Circulation; Basement Plans; Ground Floor Plans; Level Two Floor Plans; Typical Floor Plan; Typical Floor Plans (Three through Seven); Penthouse Floor Plans; Roof Plan; May Street Elevation; Building Elevations; Basement Plan; Ground Floor Plan; Level Two Plan; Typical Floor Plan (Three through Seven); Penthouse Upper and Lower Floor Plan; and Roof Plan referred to in these Plan of Development Statements printed on pages 42041 through 42068 of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

*Residential Planned Development No. 1357.**Bulk Regulations And Data Table.*

Gross Site Area:	61,773 square feet (1.42 acres)
Area in Public Right-of-Way:	19,609 square feet (0.45 acre)
Net Site Area:	42,093 square feet (0.97 acre)
Maximum Floor Area Ratio:	5.5
Base Floor Area Ratio:	5.0
Neighborhood Opportunity Bonus:	0.5
Maximum Number of Residential Dwelling Units:	56
Number of Off-Street Parking Spaces to be provided:	84 accessory parking spaces
Number of Bicycle Parking Spaces to be provided:	42 bicycle spaces
Minimum Off-Street Loading Spaces:	0
Setbacks from Property Line:	In substantial compliance with the attached "Site Plan"
Maximum Building Height:	107 feet, 2 inches

FILE FOR PUBLICATION

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 1-17-17

DEVELOPMENT INFORMATION

Development Name: 1115 W Washington

Development Address:

Zoning Application Number, if applicable:

Ward: 27

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Peerless Real Estate Investments Manager LLC

Developer Contact Matthew Wilbur and Dominic Sulo

Developer Address 1 Mid-America Plaza, Ste. 200, Oakb

Email sara@sambankslaw.com

Developer Phone 773-665-9252

Attorney Name Sara Barnes

Attorney Phone 312-782-1983

TIMING

Estimated date marketing will begin February 1, 2017

Estimated date of building permit* March-April 2017

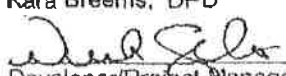
Estimated date ARO units will be complete N/A

*note that the In-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

1-17-17
Date


Developer/Project Manager

1.13.17
Date

ARO Web Form

Development Information**Address****Submitted Date: 01/13/2017**

Address Number From :1115 Address Number To: null Street Direction: W
Street :Washington Postal Code: 60607

Development Name, if applicable**Information**

Ward :27 ARO Zone: Downtown

Details

Type of city involvement :Downtown PD
Total Number of units in development: 56
Type of development: Sale
Is this a Transf Served Location Project : N

Requirements

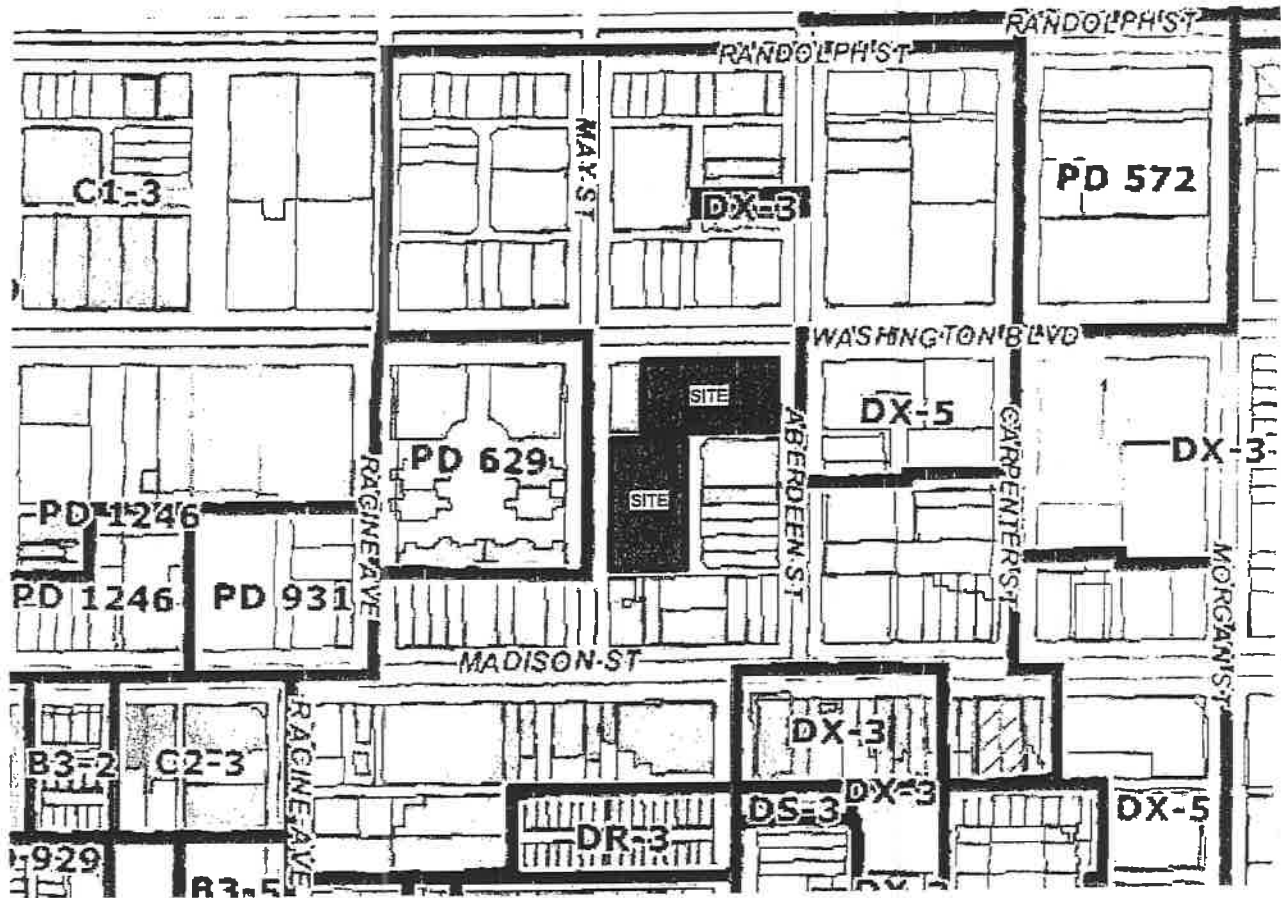
Required affordable units :6 Required *On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 0 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 0 Remaining In-Lieu Fee Owed: 1,350,000



FINAL PLAN COMMISSION

ZONING MAP

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN

SHEET PD-02



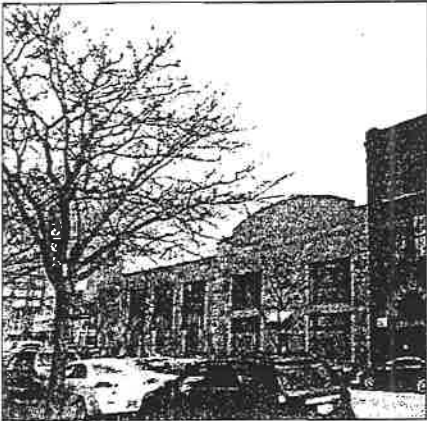
May St. looking northeast



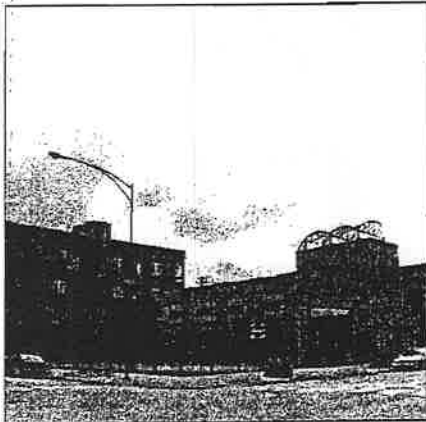
May St. looking southeast



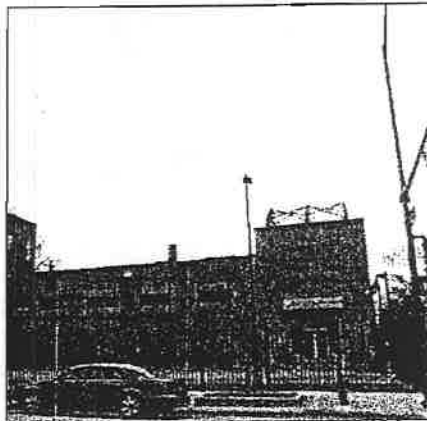
Corner of May St. & Washington Blvd



Washington Blvd looking southeast



Washington Blvd looking southwest



Aberdeen St. looking west

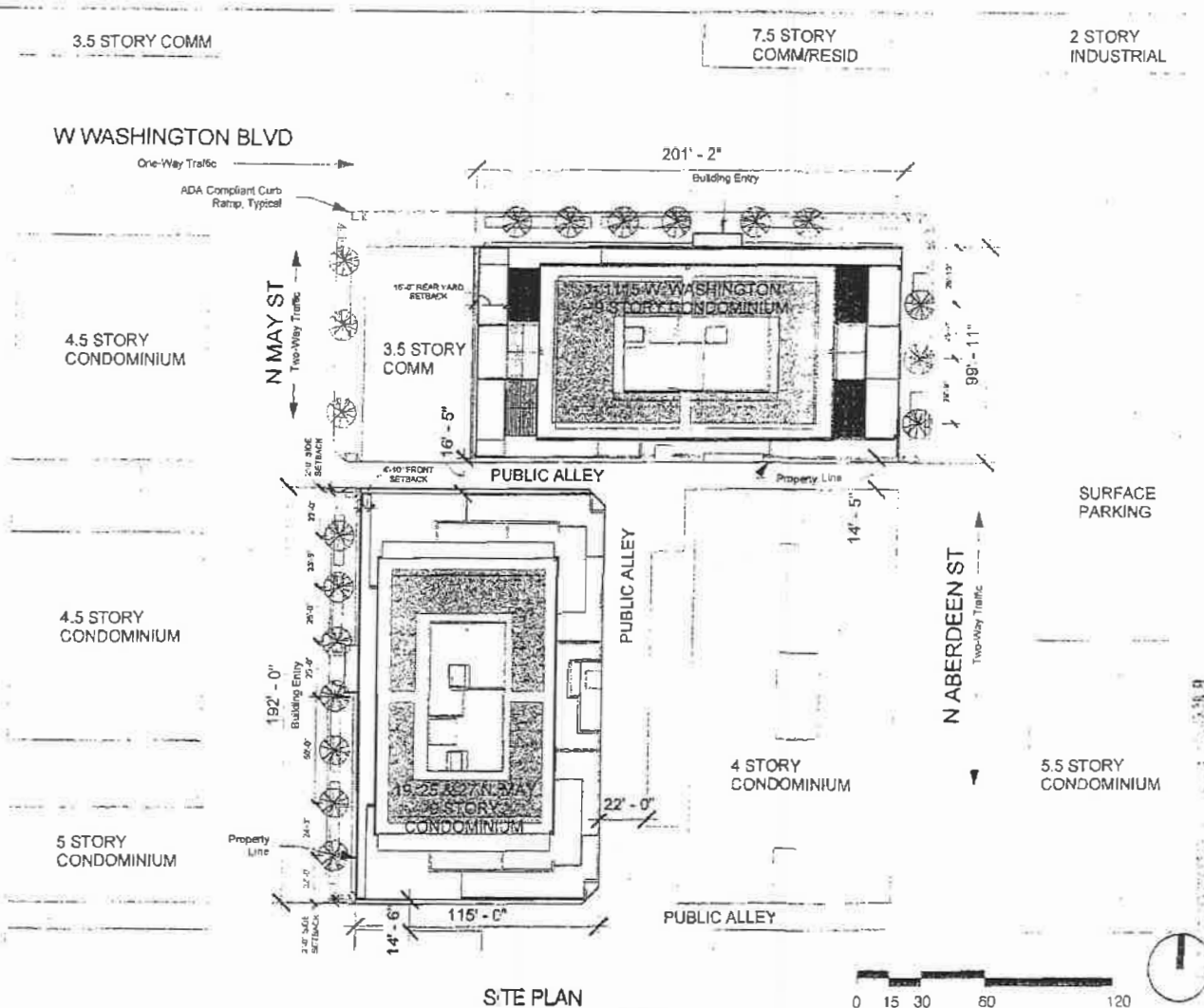
CONTEXT PHOTOS

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 26 & 27 N MAY ST
CHICAGO, IL 60607
INTRODUCTION DATE: JULY 13, 2015 PLAN COMMISSION DATE: JANUARY 19, 2017

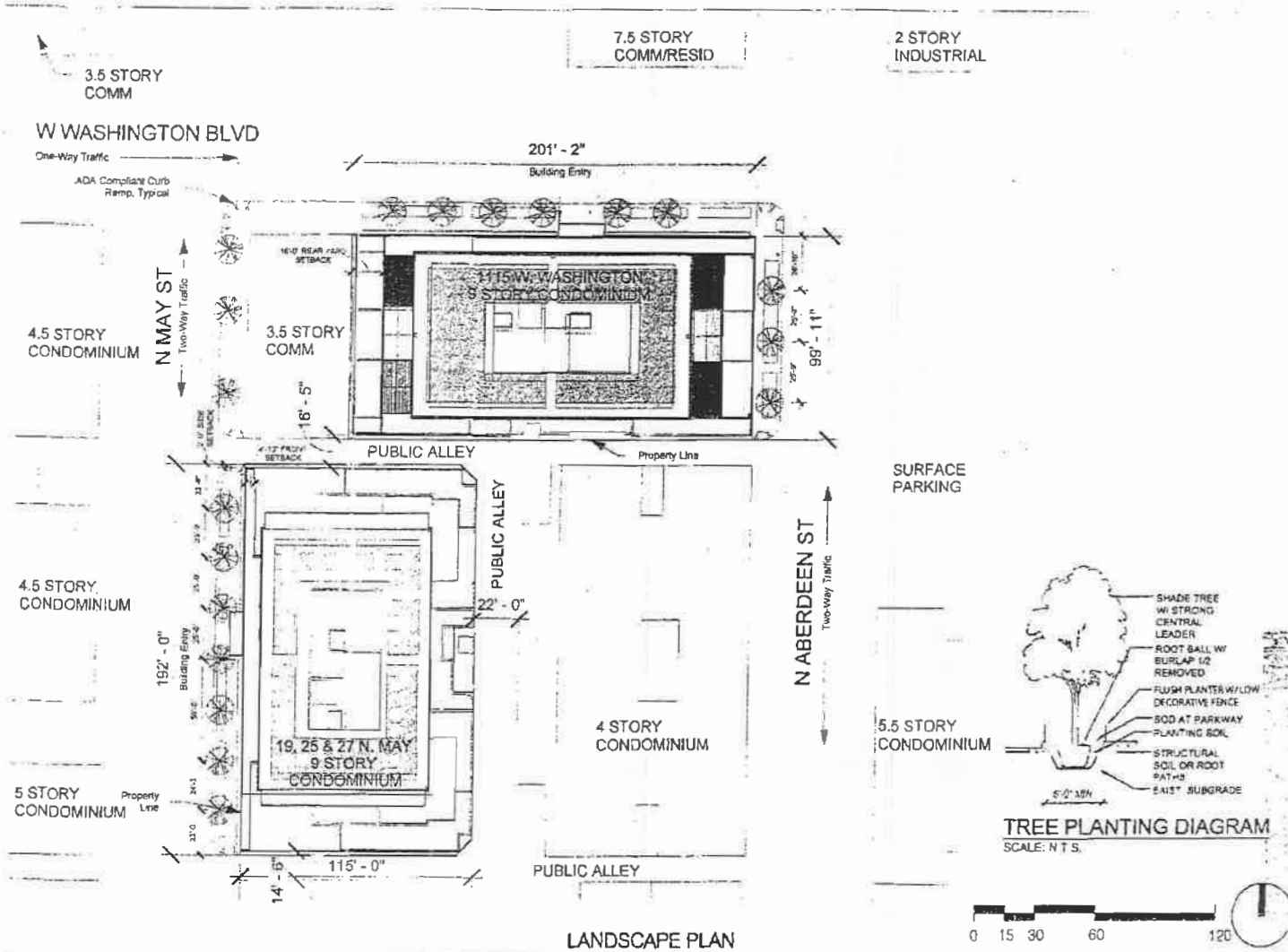
BOOTH HANSEN

SHEET
PD-04

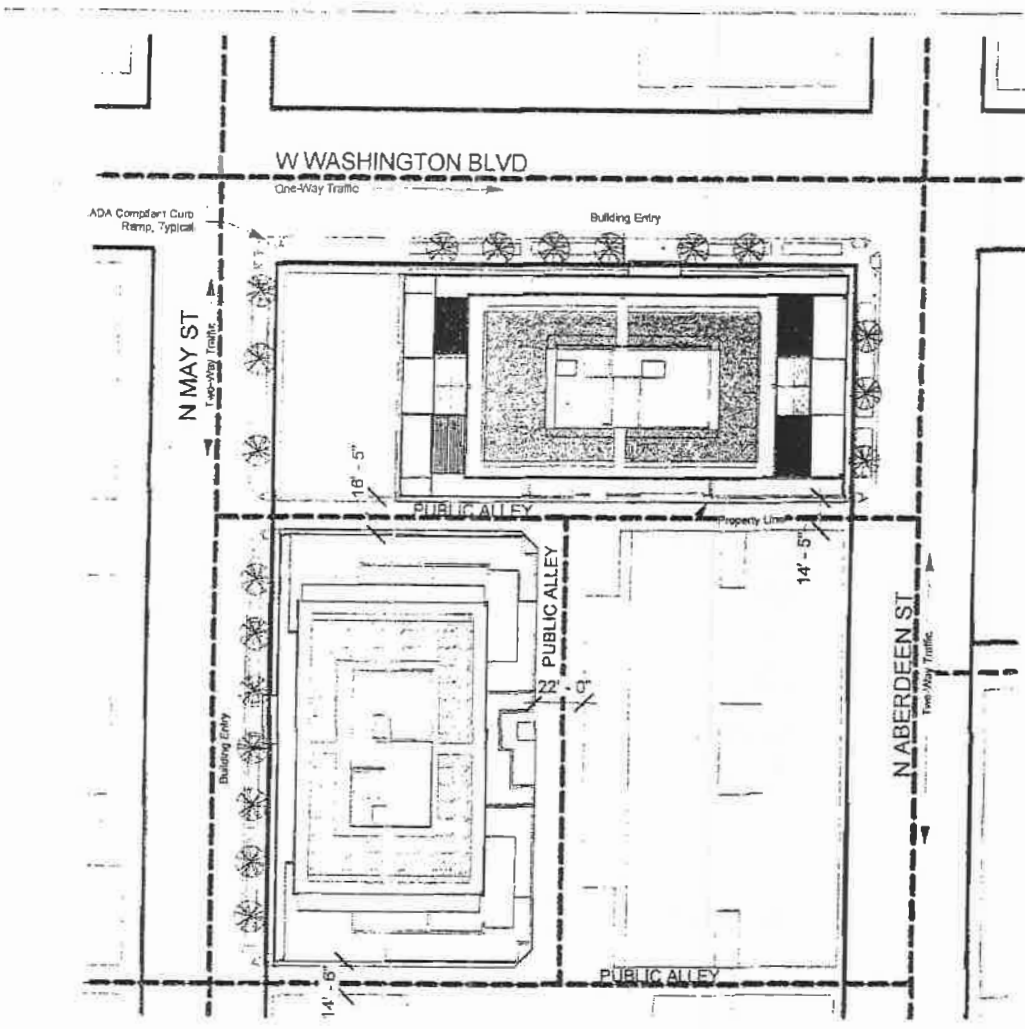


SITE PLAN

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	SHEET BOOTH HANSEN PD-05
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017	



WASHINGTON & MAY CONDOMINIUMS	APPLICANT	PEERLESS REAL ESTATE	SHEET BOOTH HANSEN PD-06
	PROJECT ADDRESS:	1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE, JANUARY 19, 2017	



— PEDESTRIAN ROUTE
 - - - VEHICULAR ROUTE



SITE PLAN - PEDESTRIAN / VEHICULAR CIRCULATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL, 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE JANUARY 19, 2017

BOOTH HANSEN

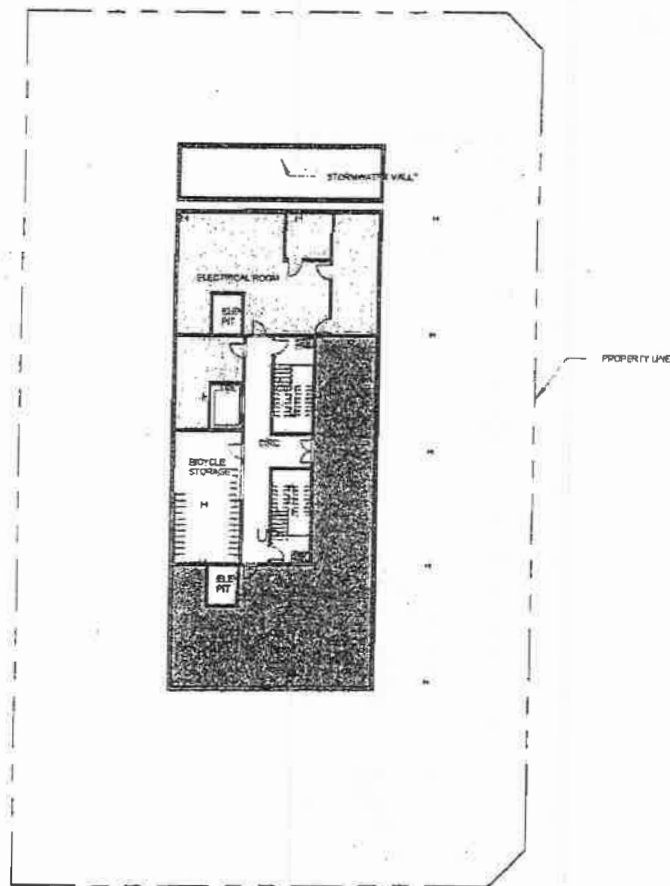
SHEET PD-07

NOT FOR CONSTRUCTION

1/25/2017

REPORTS OF COMMITTEES

42049



BASEMENT PLAN

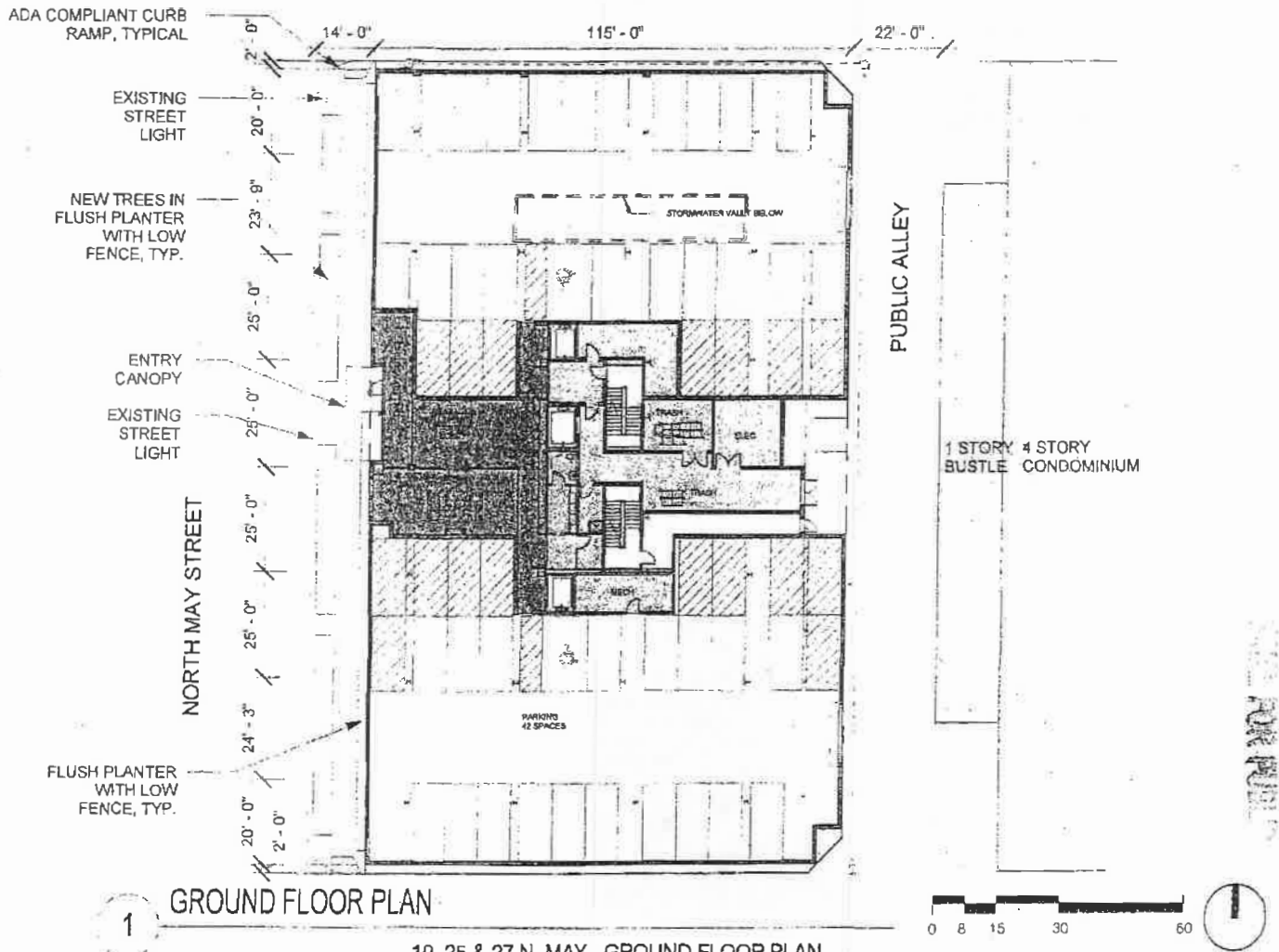
1



19, 25 & 27 N. MAY - BASEMENT PLAN

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	SHEET PD-09
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017	

BOOTH HANSEN



19, 25 & 27 N. MAY - GROUND FLOOR PLAN

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

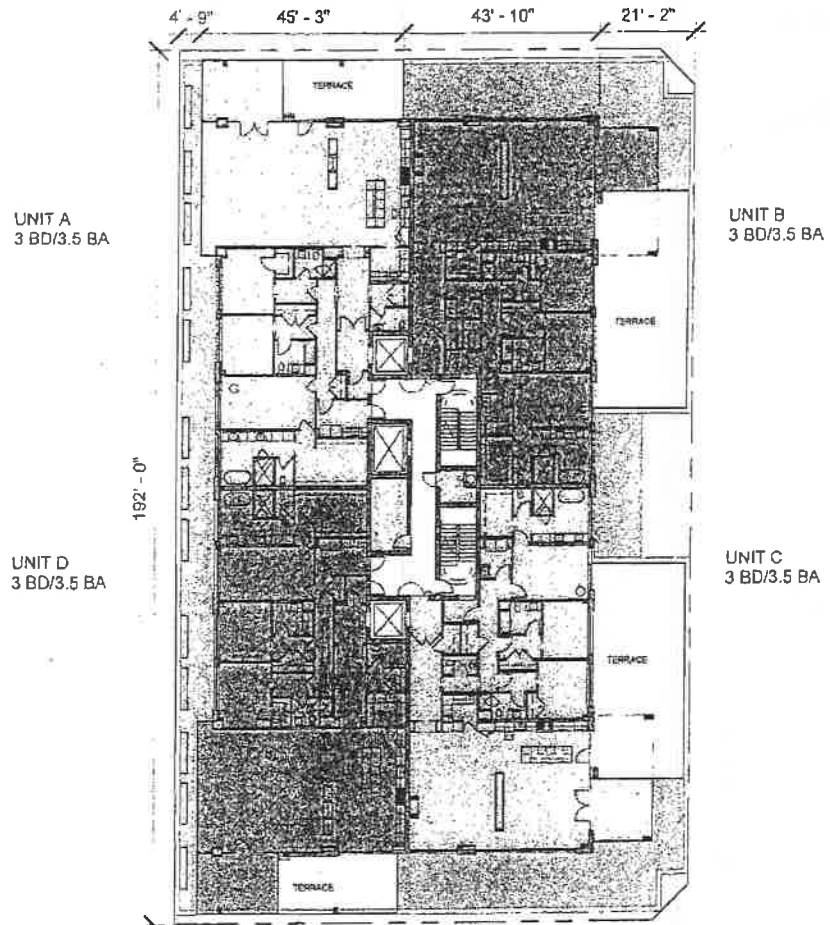
BOOTH HANSEN

SHEET PD-10

1/25/2017

REPORTS OF COMMITTEES

42051



PHI FOR PERM...

LEVEL 2 PLAN

1

19, 25 & 27 N. MAY - LEVEL 2 FLOOR PLAN

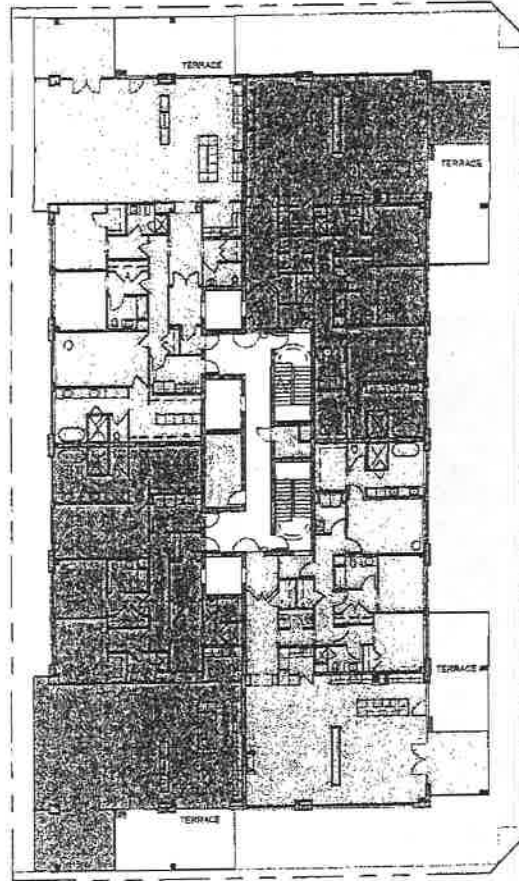


WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE TBD

BOOTH HANSEN

SHEET PD-11



UNIT A
3 BD/3.5 BA

UNIT B
3 BD/3.5 BA

UNIT D
3 BD/3.5 BA

UNIT C
3 BD/3.5 BA

1

TYPICAL FLOOR PLAN (3-7)

19, 25 & 27 N. MAY - TYPICAL FLOOR PLAN



FINAL FOR PERMITS

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: TBD

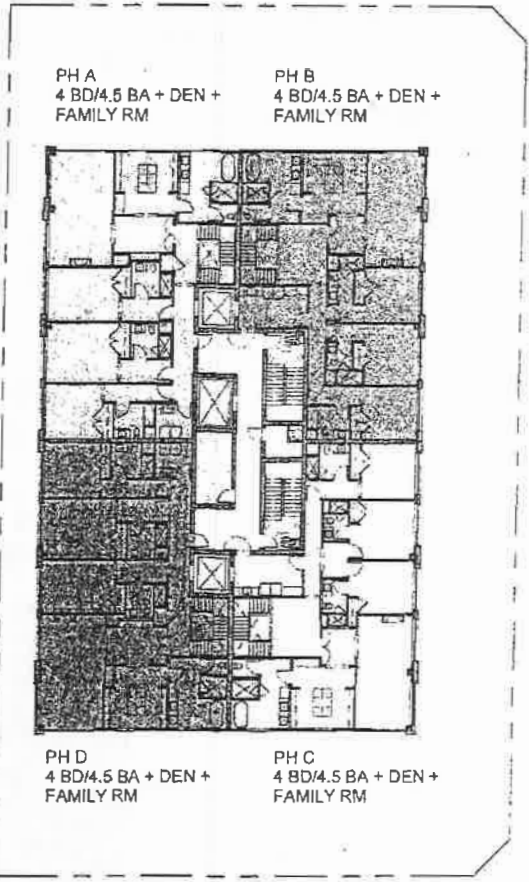
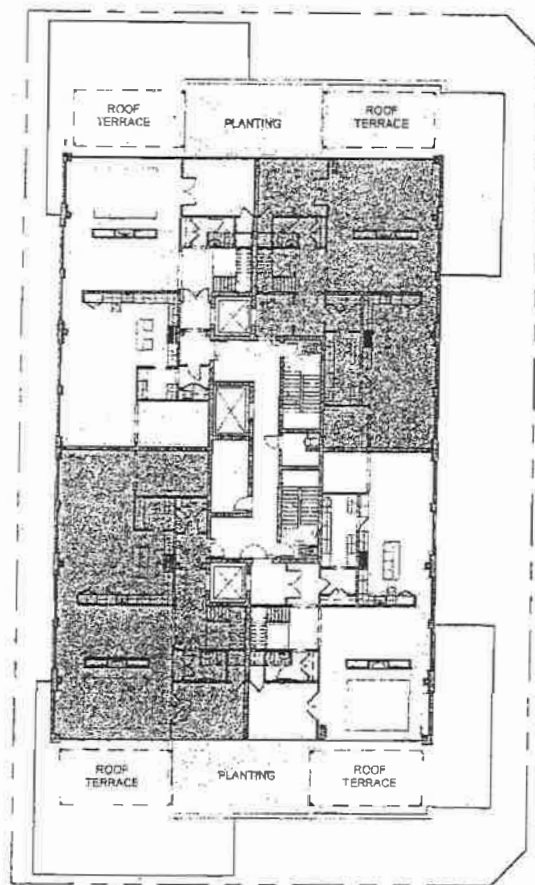
BOOTH HANSEN

SHEET
PD-12

1/25/2017

REPORTS OF COMMITTEES

42053



PH UPPER FLOOR PLAN

2 PH UPPER FLOOR PLAN

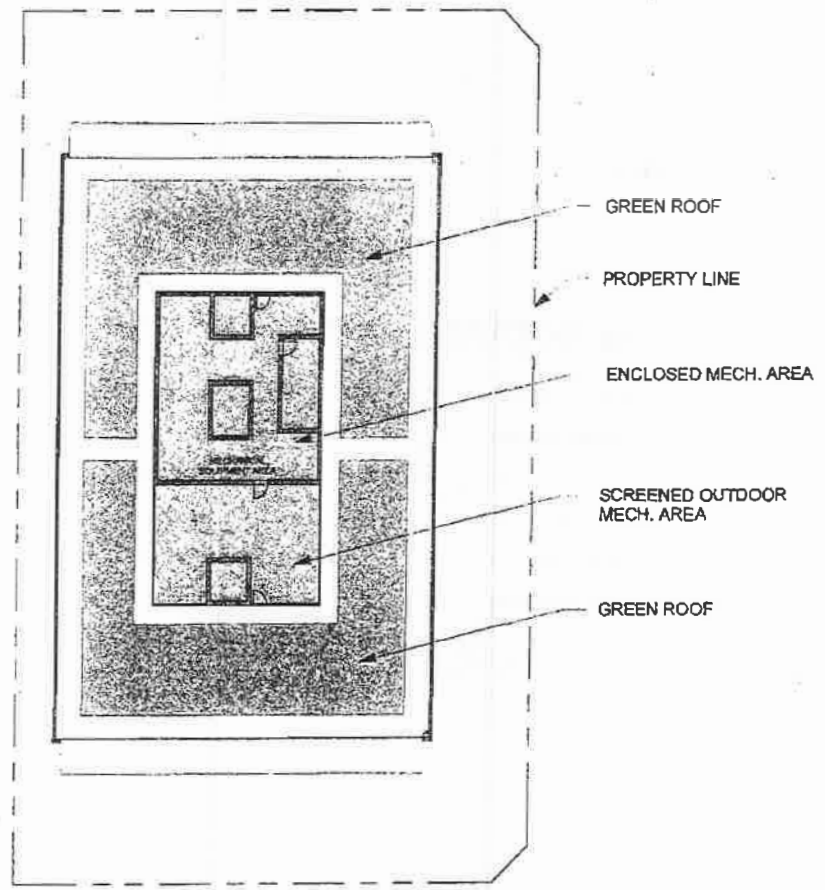
19, 25 & 27 N. MAY - PENTHOUSE FLOOR PLANS

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN	SHEET
	PROJECT ADDRESS	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607		PD-13
	INTRODUCTION DATE	JULY 13, 2016 PLAN COMMISSION DATE TBD		

MAY 50% GREEN ROOF CALCULATION

NET ROOF AREA: 10,668 SF
LESS OUTDOOR MECH AREA: - 888 SF
REMAINING: 9,780 SF

GREEN ROOF AREA:
9,780 SF X 50% = **4,890 SF**



1

ROOF PLAN



19, 25 & 27 N. MAY - ROOF PLAN

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	SHEET BOOTH HANSEN PD-14
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE: TBD	



3.5 STORIES

9 STORIES

2 STORIES

MAY ST. ELEVATION

1



19, 25 & 27 N. MAY - STREETSCAPE ELEVATIONS

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN	SHEET
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607		PD-15
	INTRODUCTION DATE	JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017		

T/OVERRUN
125' - 8"

B/ROOF STRUCTURE
107' - 2"

Level 9
97' - 0"

Level 8
85' - 0"

Level 7
72' - 0"

Level 6
60' - 0"

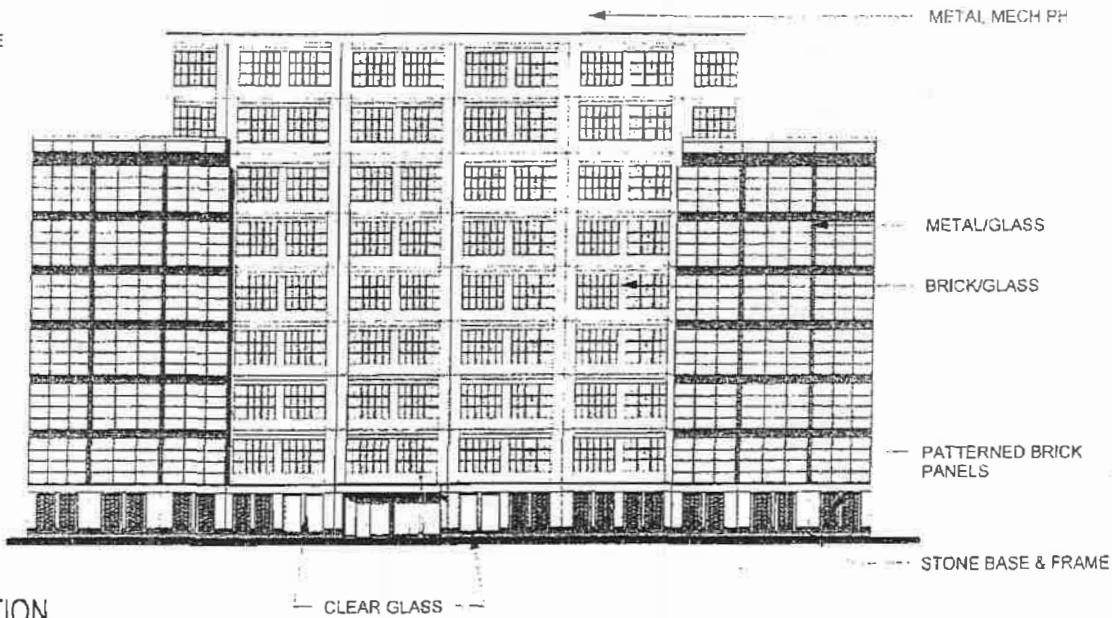
Level 5
48' - 0"

Level 4
36' - 0"

Level 3
24' - 0"

Level 2
12' - 0"

Ground Floor
0"



WEST ELEVATION

CLEAR GLASS

METAL MECH PH

METAL/GLASS

BRICK/GLASS

PATTERNED BRICK
PANELS

STONE BASE & FRAME



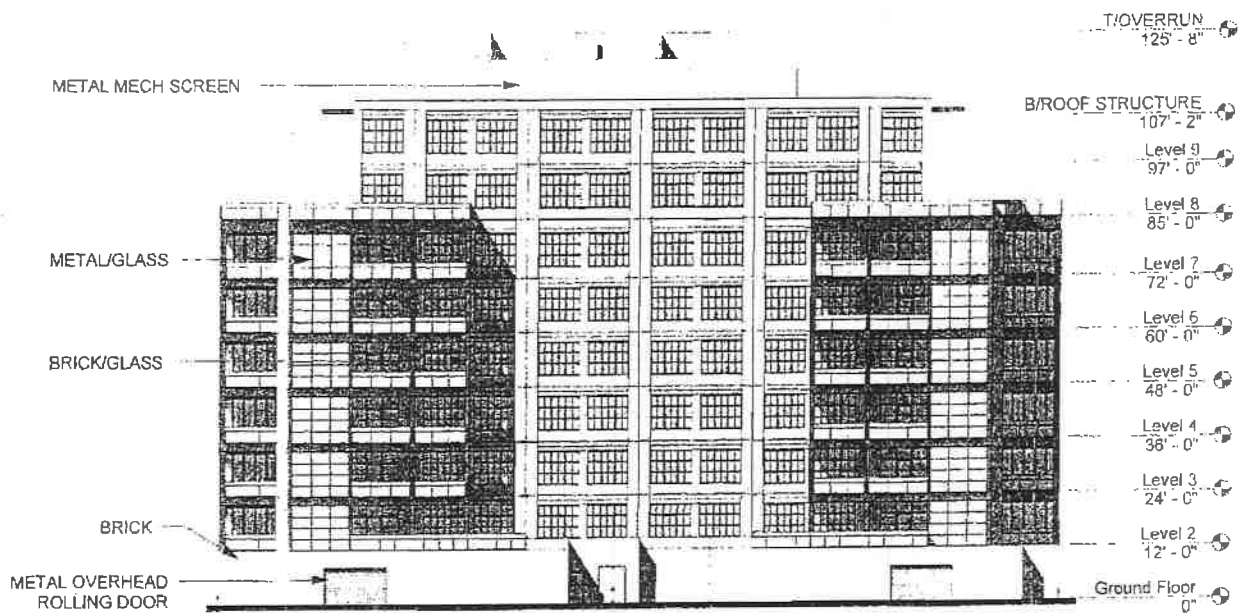
19, 25 & 27 N. MAY - ELEVATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN

SHEET
PD-16

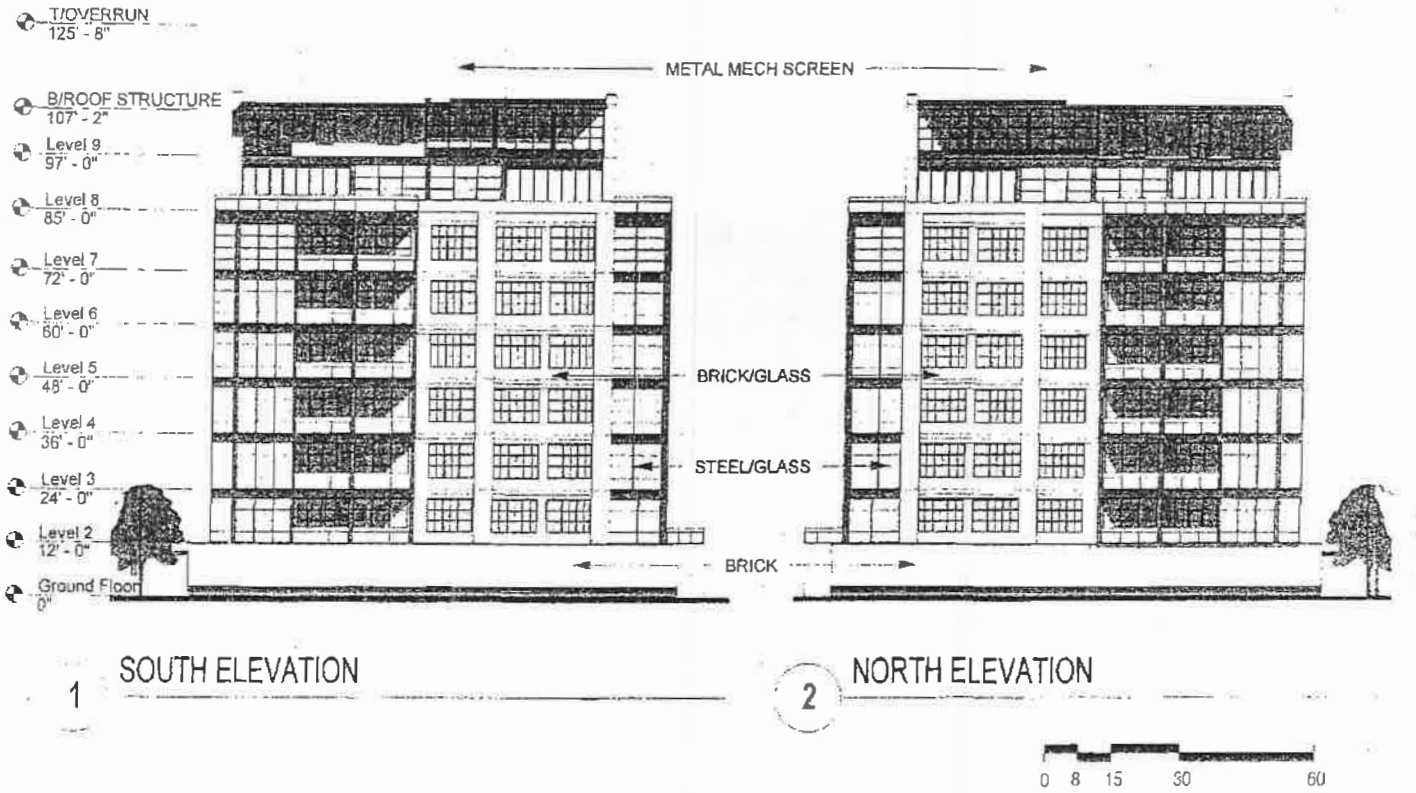


1 EAST ELEVATION



19, 25 & 27 N. MAY - ELEVATION

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN	SHEET PD-17
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607		
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017		



1 SOUTH ELEVATION

2 NORTH ELEVATION

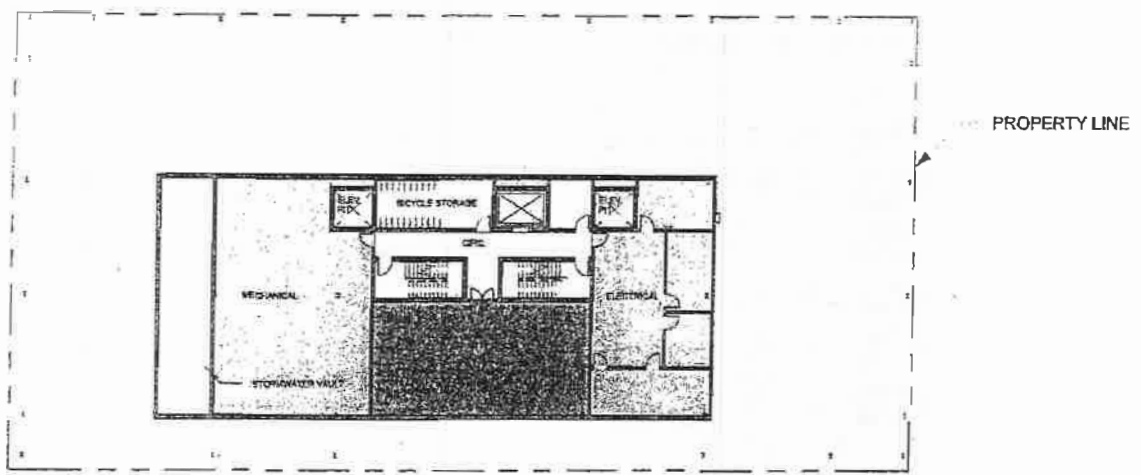
19, 25 & 27 N. MAY - ELEVATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN

PD-18



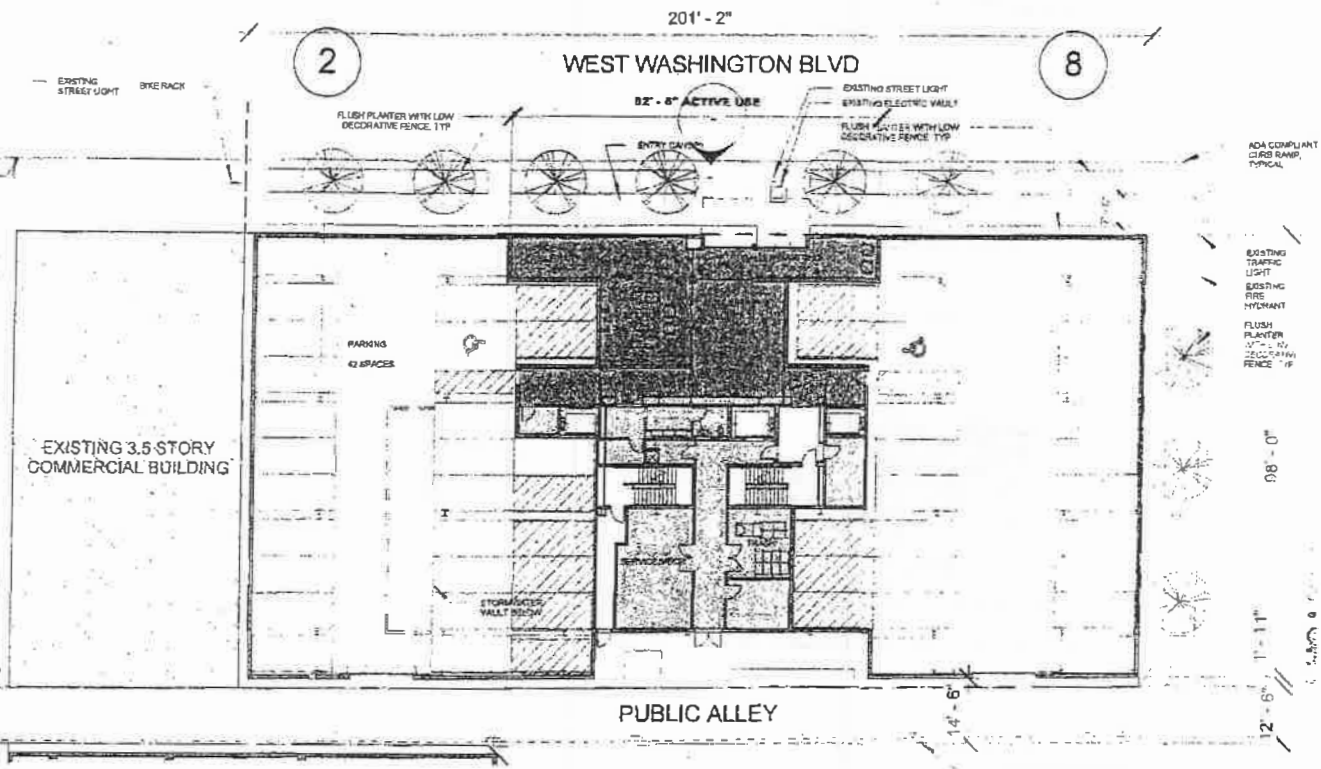
1 BASEMENT PLAN



1115 W. WASHINGTON - BASEMENT PLAN

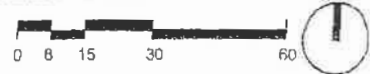
WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	SHEET PD-19
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016 PLAN COMMISSION DATE: TBD	

BOOTH HANSEN

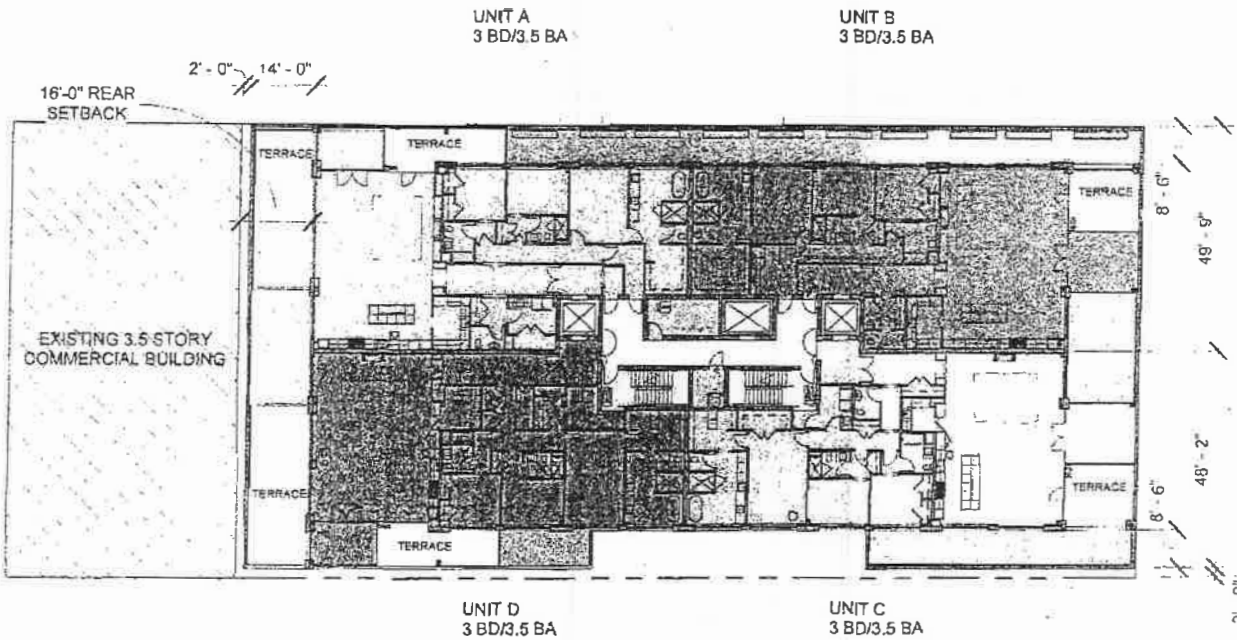


1 GROUND FLOOR PLAN

1115 W. WASHINGTON - GROUND FLOOR PLAN



WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN	SHEET PD-20
	PROJECT ADDRESS:	1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST CHICAGO, IL 60607		
	INTRODUCTION DATE:	JULY 13, 2016		
	PLAN COMMISSION DATE:	JANUARY 19, 2017		

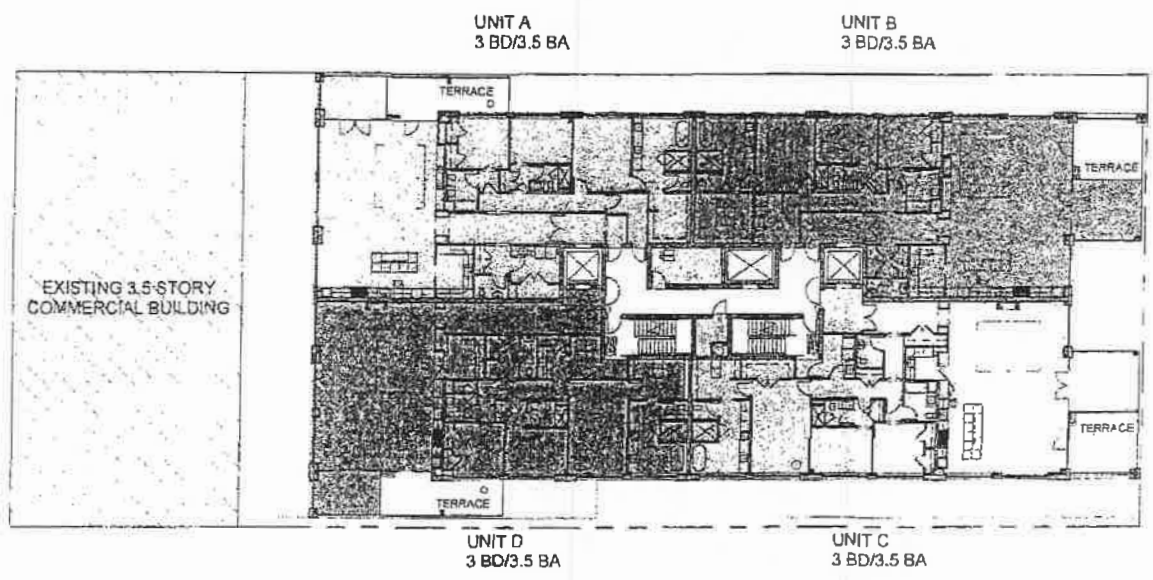


1 LEVEL 2 PLAN

1115 W. WASHINGTON - LEVEL 2 FLOOR PLAN



WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN	SHEET
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N MAY ST CHICAGO, IL 60637		PD-21
	INTRODUCTION DATE:	JULY 13 2016		PLAN COMMISSION DATE: TBD



1 TYPICAL FLOOR PLAN (3-7)

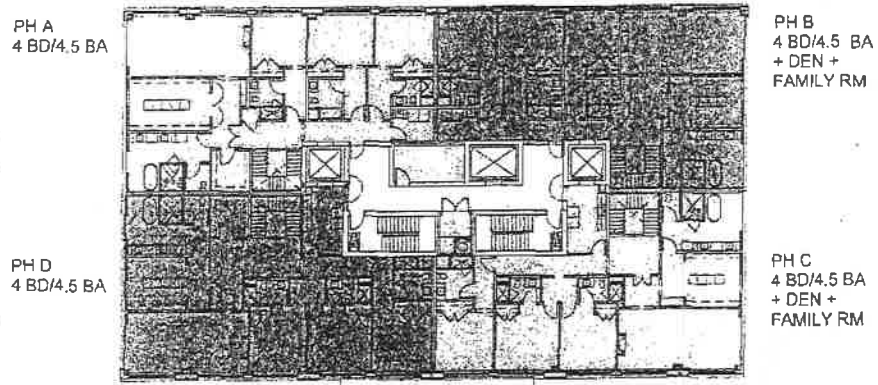
1115 W. WASHINGTON - TYPICAL FLOOR PLAN



WASHINGTON & MAY CONDOMINIUMS

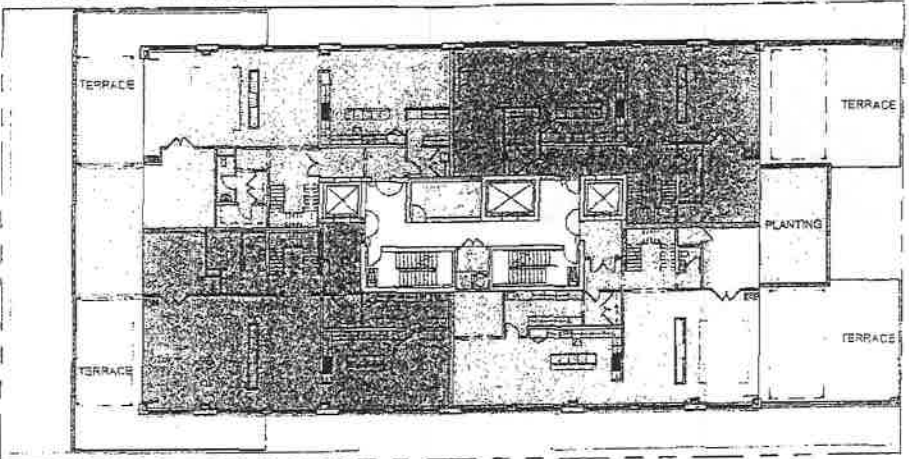
APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: TBD

BOOTH HANSEN
 SHEET PD-22



PH UPPER FLOOR PLAN

2



PH LOWER PLAN

1



1115 W. WASHINGTON - PENTHOUSE FLOOR PLANS

WASHINGTON & MAY CONDOMINIUMS

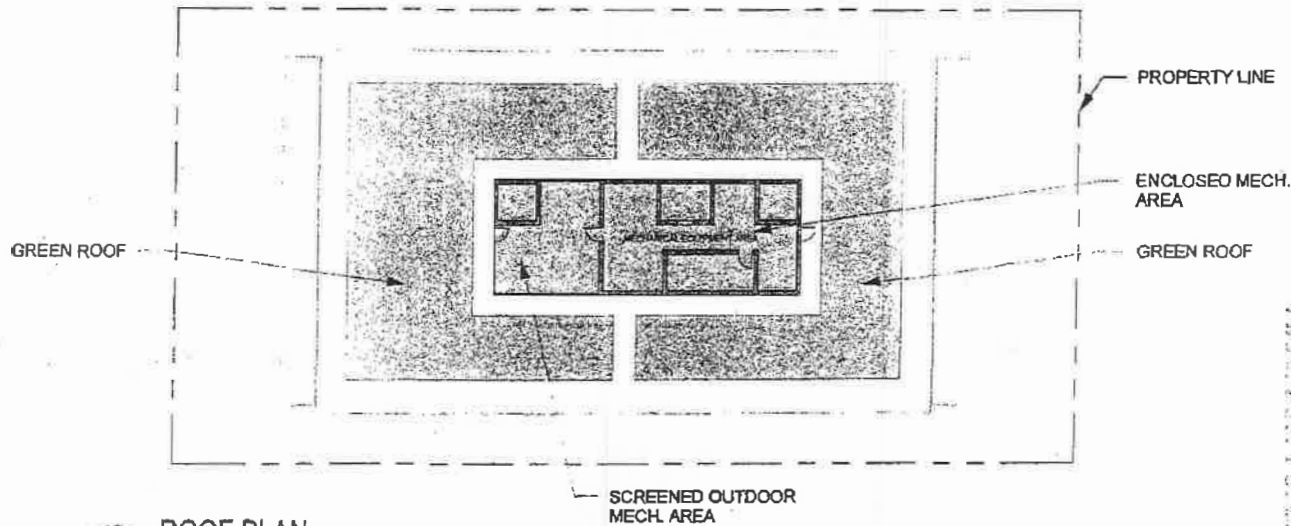
APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: TBD

BOOTH HANSEN SHEET PD-23

MAY 50% GREEN ROOF CALCULATION

NET ROOF AREA:	10,915 SF
LESS OUTDOOR MECH AREA:	- 500 SF
REMAINING:	10,415 SF

GREEN ROOF AREA:
 10,415 SF X 50% = **5,208 SF**



1 ROOF PLAN



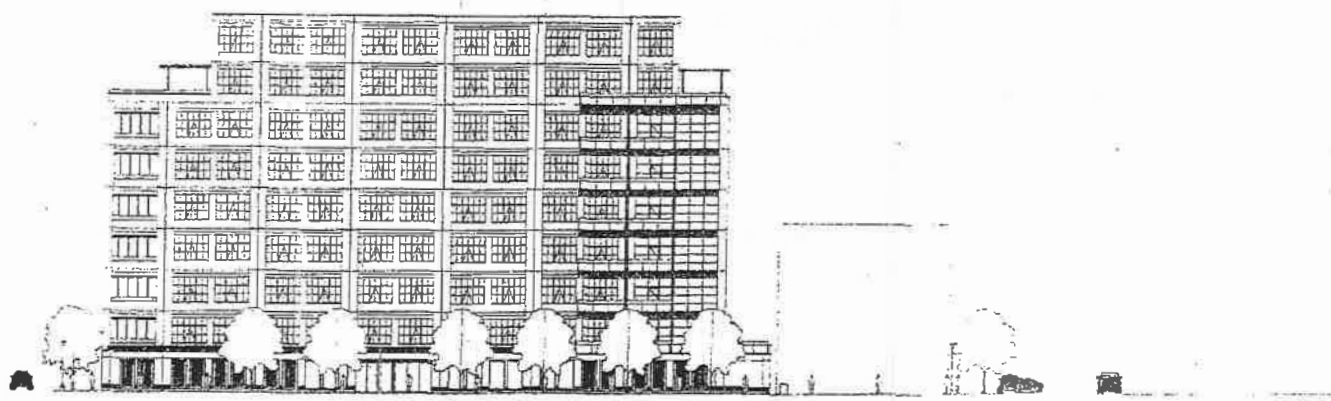
1115 W. WASHINGTON - ROOF PLAN

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: TBD

BOOTH HANSEN

SHEET
PD-24



WASHINGTON NORTH ELEVATION 9 STORIES 3.5 STORIES 4.5 STORIES

1



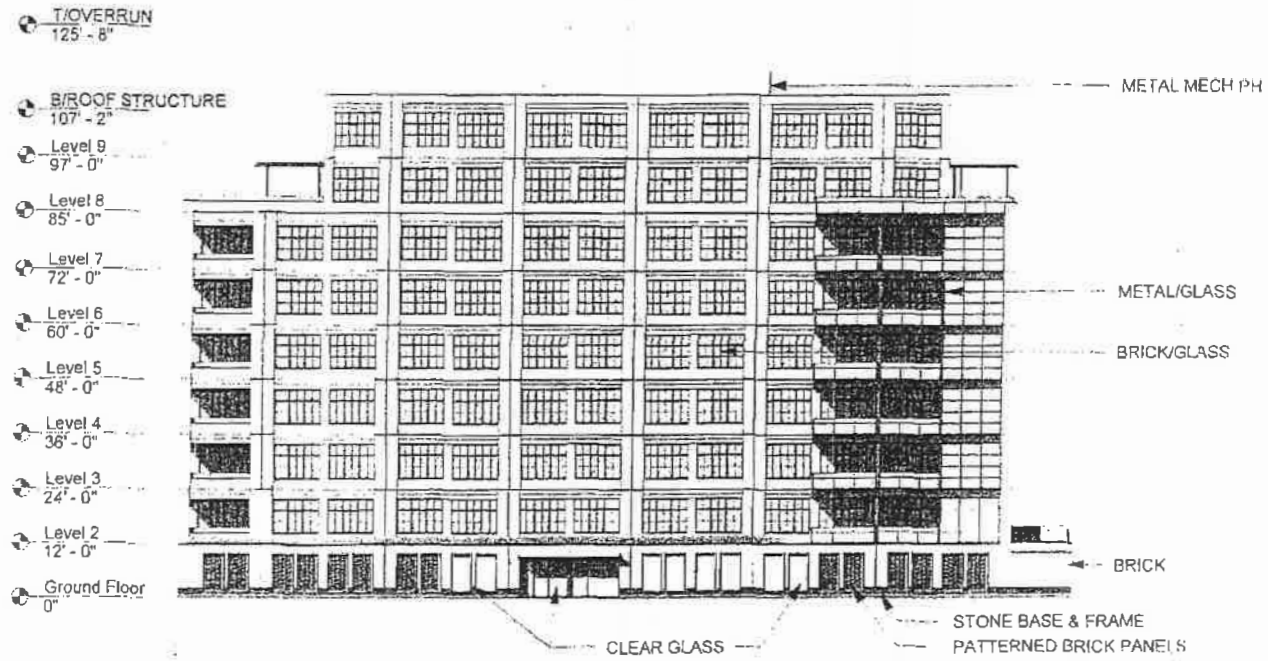
4 STORIES 9 STORIES 7.5 STORIES

ABERDEEN EAST ELEVATION



1115 W. WASHINGTON - STREETSCAPE ELEVATIONS

WASHINGTON & MAY CONDOMINIUMS	APPLICANT:	PEERLESS REAL ESTATE	BOOTH HANSEN PD-25
	PROJECT ADDRESS:	1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST CHICAGO, IL 60607	
	INTRODUCTION DATE:	JULY 13, 2016	
	PLAN COMMISSION DATE:	JANUARY 19, 2017	



1 NORTH ELEVATION

1115 W. WASHINGTON - ELEVATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN

DATE: PD-26

1/25/2017

REPORTS OF COMMITTEES

42067

TOOVERRUN
125' - 8"

B/ROOF STRUCTURE
107' - 2"

Level 9
97' - 0"

Level 8
85' - 0"

Level 7
72' - 0"

Level 6
60' - 0"

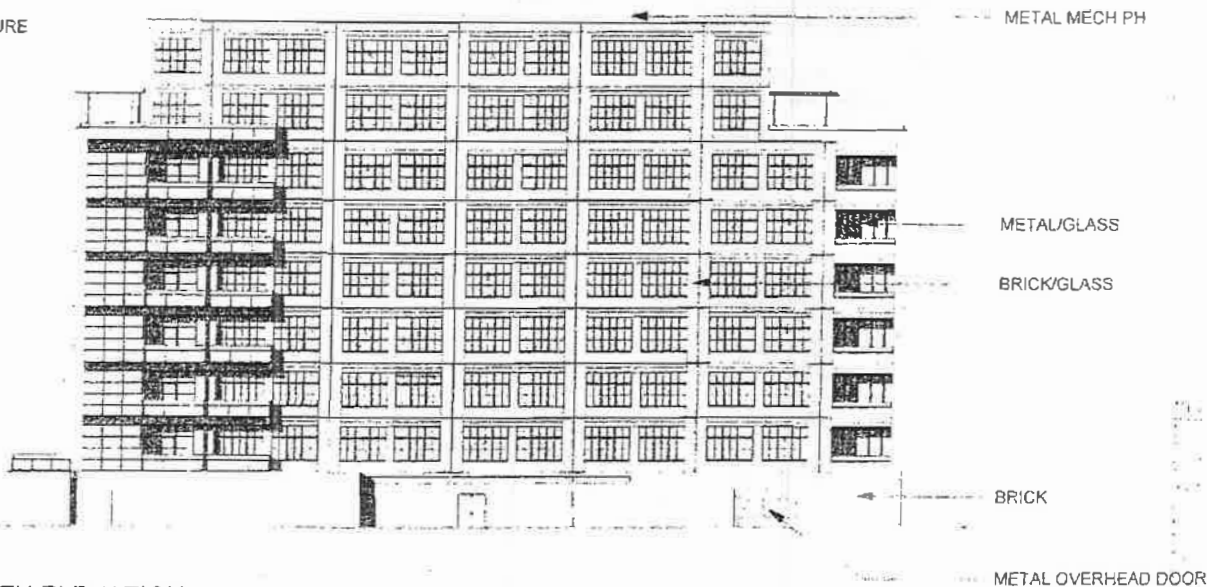
Level 5
48' - 0"

Level 4
36' - 0"

Level 3
24' - 0"

Level 2
12' - 0"

Ground Floor
0"



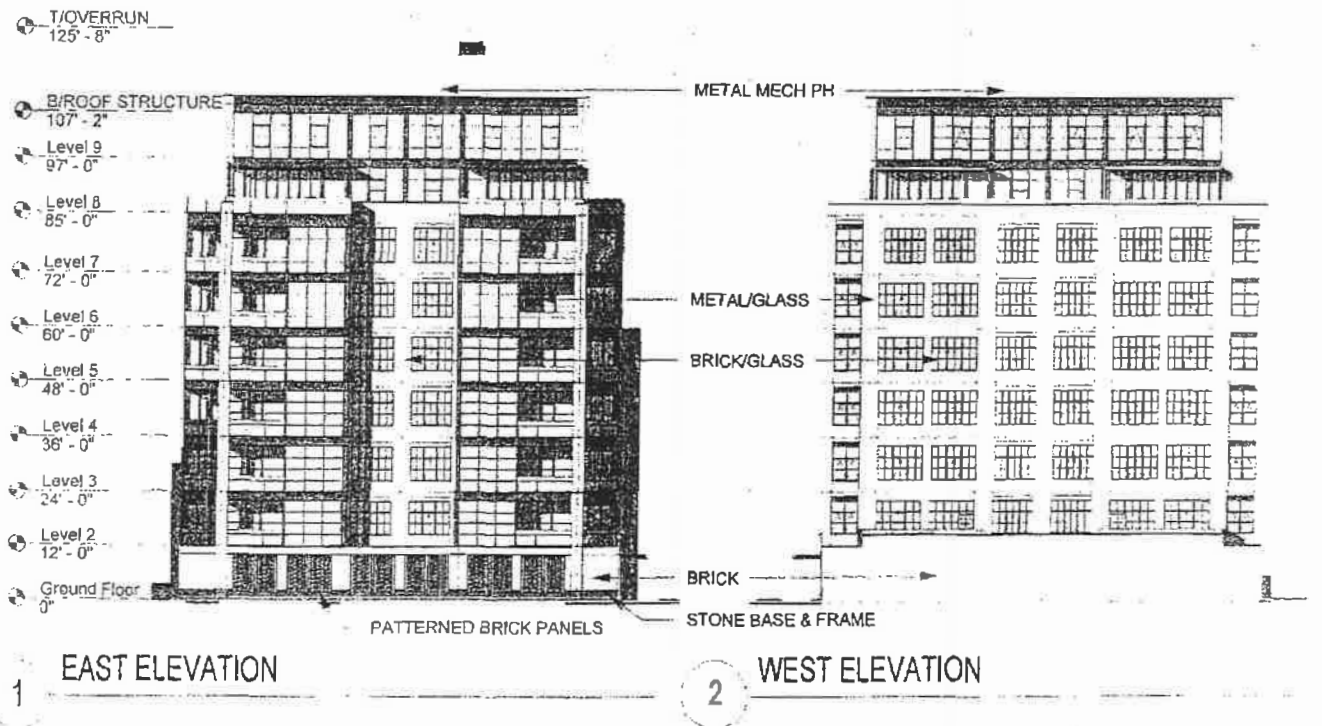
1 SOUTH ELEVATION

1115 W. WASHINGTON - ELEVATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W WASHINGTON BLVD / 19, 25 & 27 N MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN PD-27



1115 W. WASHINGTON - ELEVATION

WASHINGTON & MAY CONDOMINIUMS

APPLICANT: PEERLESS REAL ESTATE
 PROJECT ADDRESS: 1115 W. WASHINGTON BLVD / 19, 25 & 27 N. MAY ST
 CHICAGO, IL 60607
 INTRODUCTION DATE: JULY 13, 2016 PLAN COMMISSION DATE: JANUARY 19, 2017

BOOTH HANSEN
 PD-28