

# PD 1502

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

November 15, 2024

Mariah DiGrino  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Minor Change to PD No. 1502, 640 W. Washington Boulevard**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1502 ("PD 1502"), 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 1502.

On November 15, 2022, and November 20, 2023, your client and the sole property owner of PD 1502, 640 West Washington LLC, was granted a minor change for design revisions to the proposed building at 640 W. Washington Blvd. According to your most recent request, due to ongoing uncertainty in the real estate market, persistent high interest rates and high construction costs, your client has not commenced construction within the 1-year minor change time period. Your client is still interested in pursuing the proposed construction, so therefore, you have submitted a new, identical minor change request for the following design revisions:

1. The height of the building is reduced from 529 feet (47 stories) to 475 feet (to top of elevator overrun at 43 stories).
2. The basement level is removed from the project. Parking that was to be located in the basement level is now integrated into the building podium. The previously approved count of 137 vehicular parking spaces is unchanged.
3. The height of the building podium is increased, resulting in an increase to the height of the perimeter wall surrounding the podium, from 46 feet above grade to 50 feet above grade.
4. The width of the tower (east-to-west) is increased from 67'-5" to 70'-1".
5. The location and configuration of amenity spaces is refined.
6. The pool will be relocated from the upper amenity deck to the podium amenity deck.
7. Minor changes to the overall tower design are proposed, however, the tower maintains the overall building massing, consisting of a slender tower situated on the western side of the podium, capped by a "crown."

8. No changes are proposed to the number of dwelling units, however, the proposed unit mix has changed from the approved PD. The attached 2022 affordable housing profile form remains applicable.
9. This Minor Change approval incorporates the following Bulk and Data Table and revised exhibits which replace the original PD exhibits:
  - a. Site Plan
  - b. South Elevation
  - c. East Elevation
  - d. North Elevation
  - e. West Elevation
  - f. Axonometric Diagram at Base of Building, Southwest Corner
  - g. Axonometric Diagram at Middle of Building, Southwest Corner
  - h. Axonometric Diagram at Top of Building, Southwest Corner

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 and PD 1502, 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,



Noah Szafraniec  
Assistant Commissioner

c: Mike Marmo, Janice Hill, Stephen Nutt, Main file

## 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](http://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](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: 9-14-2022

### DEVELOPMENT INFORMATION

Development Name: 640 W Washington

Development Address: 640 W Washington

Zoning Application Number, if applicable:

Ward: 42

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 Crescent Heights

Developer Contact Jason Buchberg

Developer Address 655 West Irving Park Road, Suite 208, Chicago, IL

Email [jbuchberg@crescentheights.com](mailto:jbuchberg@crescentheights.com)

Developer Phone (773) 289-1577

Attorney Name Mariah DiGrino, DLA Piper

Attorney Phone (312) 368-7261

### TIMING

Estimated date marketing will begin July 2025

Estimated date of building permit\* July 2024

Estimated date ARO units will be complete September 2026

\*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)

Developer or their agent

9/22/22  
Date

ARO Project Manager, DOH

11/10/2022

Date



## ARO Web Form

### Applicant Contact Information

Name: Jason Buchberg

Email: jbuchberg@crescentheights.com

### Development Information

#### Address

Printed Date: 03/01/2021

Number From: 632    Number To: 658    Direction: W

Street Name: Washington Blvd    Postal Code: 60661

#### Development Name

640 W Washington

Are you rezoning to downtown?: YES

Is your project subject to the ARO Pilots?: NO

#### Information

Ward: 42

ARO Zone: Downtown

#### Details

ARO trigger: DP

Total units 413

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 01/27/2021

**Requirements**

Affordable units: 41 \*On-site aff. Units: 10

How do you intend to meet your required obligation

On-Site: 10 Off-Site: 0

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

Total Units: 10 In-Lieu Fee Owed: \$6,090,136.00

All projects with proposed ARO units must complete this tab

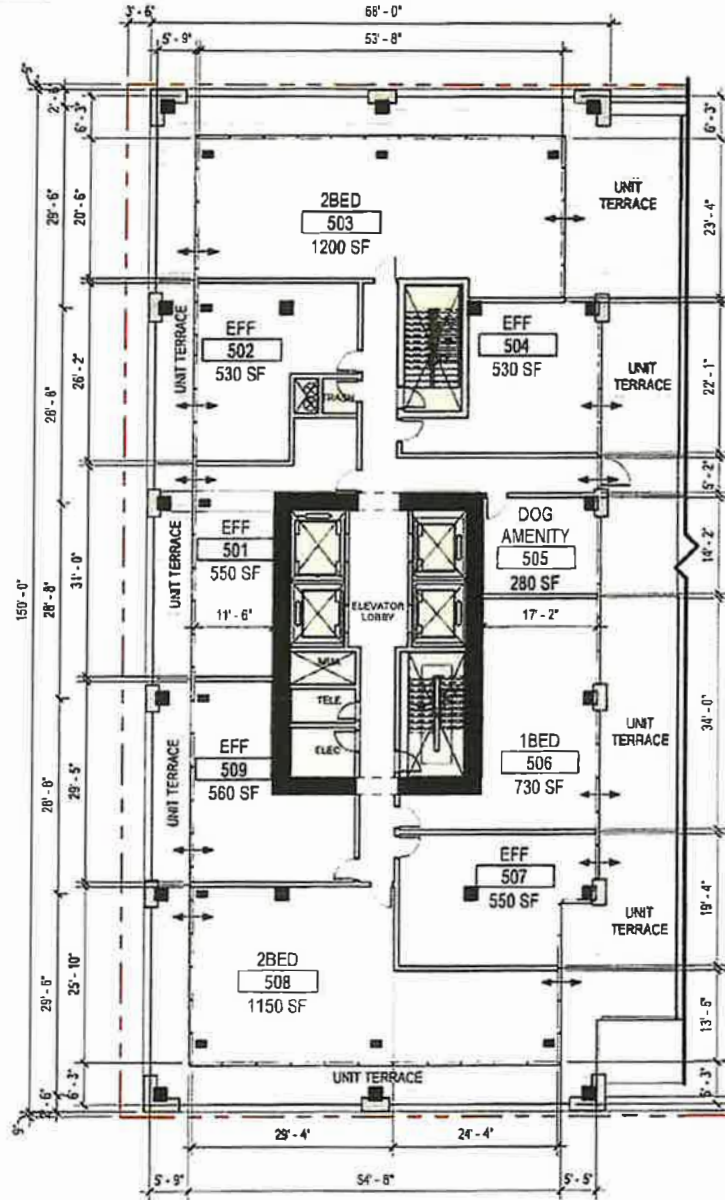
|  | Market Rate Units | Affordable Units    |
|--|-------------------|---------------------|
| Parking  | TBD               | Same as Market Rate |
| Laundry  | TBD               | Same as Market Rate |
| <b>Appliances</b>                                      |                   |                     |
| Refrigerator<br><i>age/EnergyStar/make/model/color</i> | TBD               | Same as Market Rate |
| Dishwasher<br><i>age/EnergyStar/make/model/color</i>   | TBD               | Same as Market Rate |
| Stove/Oven<br><i>age/EnergyStar/make/model/color</i>   | TBD               | Same as Market Rate |
| Microwave<br><i>age/EnergyStar/make/model/color</i>    | TBD               | Same as Market Rate |
| Bathroom(s)<br><i>how many?</i>                        | TBD               | Same as Market Rate |
| <i>Half bath? Full bath?</i>                           |                   |                     |
| Kitchen countertops<br><i>material</i>                 | TBD               | Same as Market Rate |
| Flooring<br><i>material</i>                            | TBD               | Same as Market Rate |
| HVAC   | TBD               | Same as Market Rate |
| Other  | TBD               | Same as Market Rate |

| unit type | how many? | % of total | avg. square footage | how many?* | % of total | avg. square footage | affordable v. market square footage* |
|-----------|-----------|------------|---------------------|------------|------------|---------------------|--------------------------------------|
| studio    | 160       | 40%        | 468                 | 4          | 40%        | 510                 | 109%                                 |
| one-bed   | 158       | 39%        | 717                 | 4          | 40%        | 695                 | 97%                                  |
| two-bed   | 81        | 20%        | 1,126               | 2          | 20%        | 1,100               | 98%                                  |
| three-bed | 2         | 0%         | 1,880               | 0          | 0          | -                   | -                                    |
| four-bed  | 2         | 0%         | 2,270               | 0          | 0          | -                   | -                                    |

|                                       |                  |
|---------------------------------------|------------------|
| Address                               | 640 W Washington |
| Is this a For Sale or Rental Project? | Rental           |
| Anticipated average psf rent/price?*  | TBD              |

|                        |     |
|------------------------|-----|
| Total Units in Project | 413 |
| Total Affordable units | 10  |

| RESIDENTIAL TIER A - LEVEL 5 |           |         |
|------------------------------|-----------|---------|
| UNIT NUMBER                  | UNIT TYPE | AREA    |
| 501                          | EFF       | 550 SF  |
| 502                          | EFF       | 530 SF  |
| 503                          | 2BED      | 1200 SF |
| 504                          | EFF       | 530 SF  |
| 505                          | 1BED      | 730 SF  |
| 507                          | EFF       | 550 SF  |
| 508                          | 2BED      | 1150 SF |
| 509                          | EFF       | 560 SF  |
| TOTAL UNITS: 8               |           |         |



TOWER PLAN - TIER A W/ TERRACES (LEVEL 5)

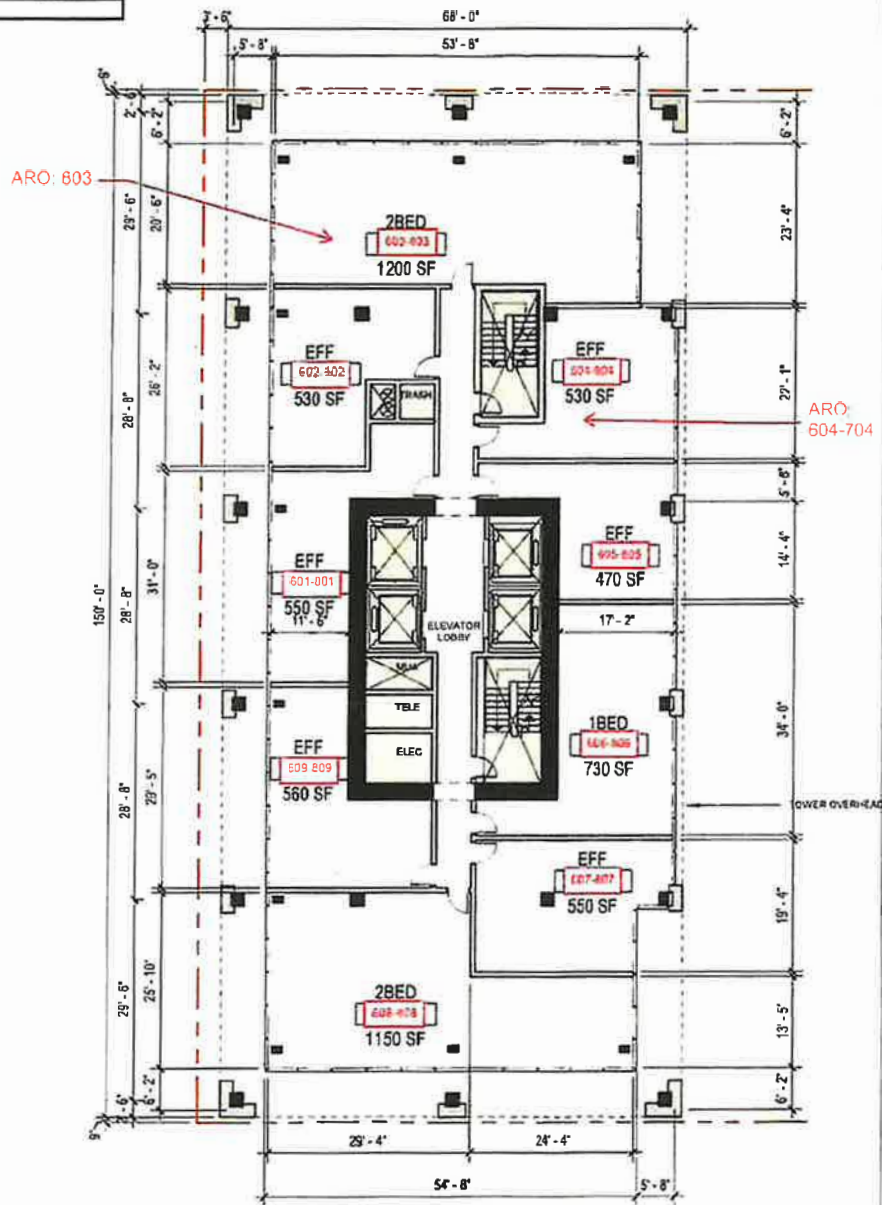
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER A' - LEVEL 6-8 |           |         |
|----------------------------------|-----------|---------|
| UNIT NUMBER                      | UNIT TYPE | AREA    |
| 601                              | EFF       | 550 SF  |
| 602                              | EFF       | 530 SF  |
| 603                              | 2BED      | 1200 SF |
| 604                              | EFF       | 530 SF  |
| 605                              | EFF       | 470 SF  |
| 606                              | 1BED      | 730 SF  |
| 607                              | EFF       | 550 SF  |
| 608                              | 2BED      | 1150 SF |
| 609                              | EFF       | 560 SF  |
| UNITS PER FLOOR: 9               |           |         |



TOWER PLAN - TIER A (LEVELS 6, 7, 8)

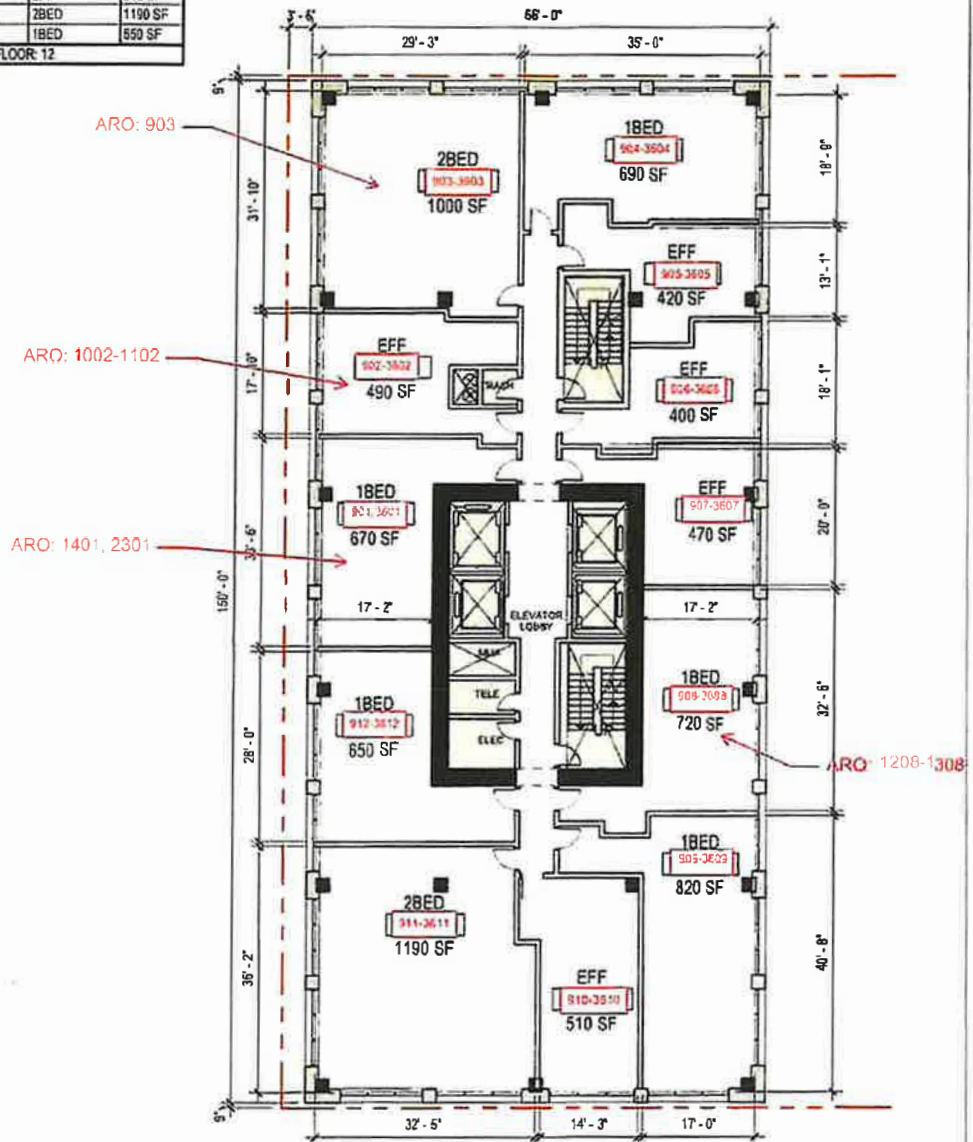
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER B' - LEVELS 9-36 |           |         |
|------------------------------------|-----------|---------|
| UNIT NUMBER                        | UNIT TYPE | AREA    |
| 901                                | 1BED      | 670 SF  |
| 902                                | EFF       | 490 SF  |
| 903                                | 2BED      | 1000 SF |
| 904                                | 1BED      | 690 SF  |
| 905                                | EFF       | 420 SF  |
| 906                                | EFF       | 400 SF  |
| 907                                | EFF       | 470 SF  |
| 908                                | 1BED      | 720 SF  |
| 909                                | 1BED      | 820 SF  |
| 910                                | EFF       | 510 SF  |
| 911                                | 2BED      | 1190 SF |
| 912                                | 1BED      | 650 SF  |
| UNITS PER FLOOR: 12                |           |         |



TOWER PLAN - TIER B (LEVELS 9 TO 36)

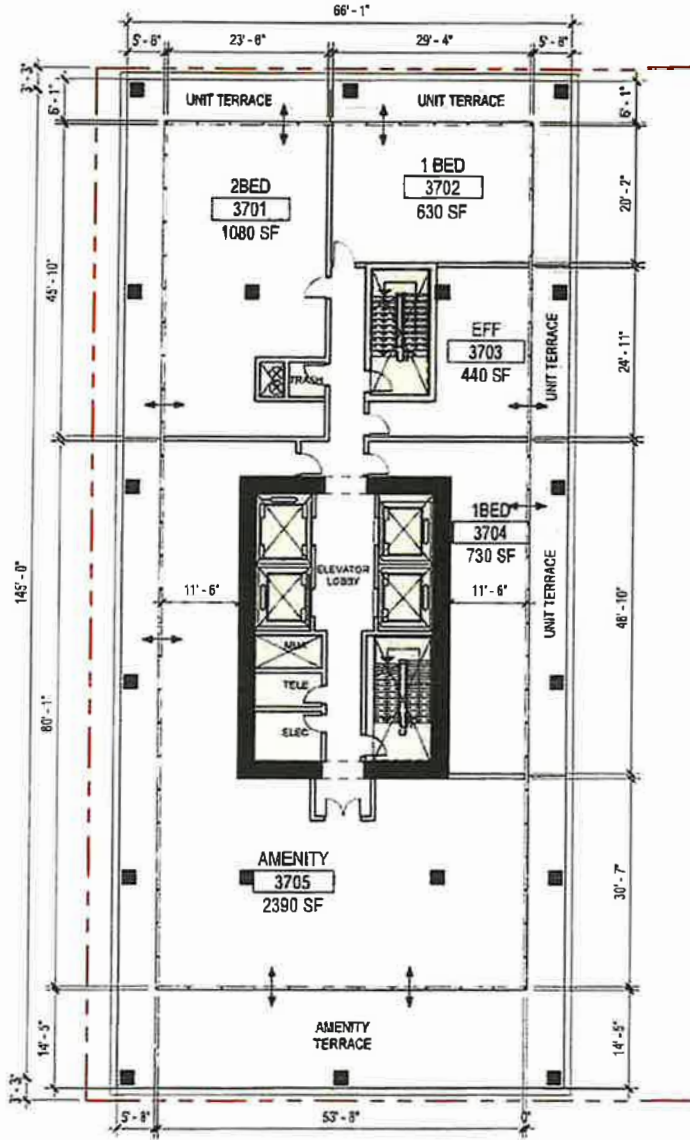
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER C' - LEVEL 37 |           |         |
|---------------------------------|-----------|---------|
| UNIT NUMBER                     | UNIT NAME | AREA    |
| 3701                            | 2BED      | 1080 SF |
| 3702                            | 1 BED     | 630 SF  |
| 3703                            | EFF       | 440 SF  |
| 3704                            | 1BED      | 730 SF  |
| TOTAL UNITS: 4                  |           |         |



TOWER PLAN - AMENITY (LEVEL 37)

640 W WASHINGTON

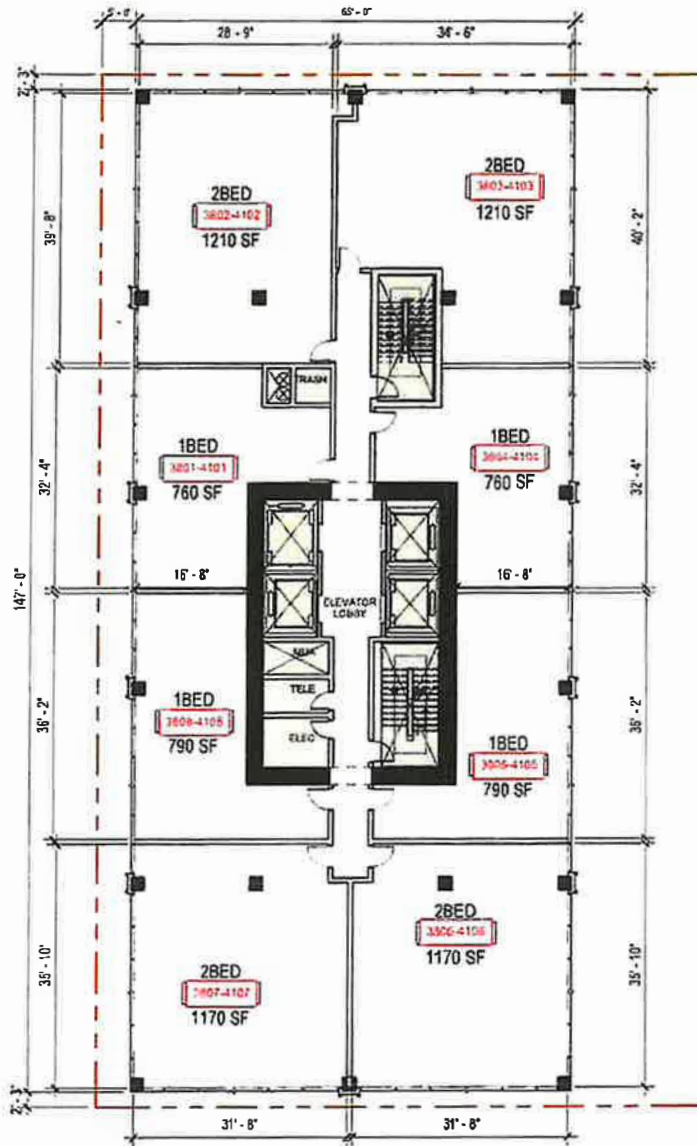
1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER D - LEVELS 38-41 |      |         |
|-----------------------------------|------|---------|
| Number                            | Name | Area    |
| 3801                              | 1BED | 760 SF  |
| 3802                              | 2BED | 1210 SF |
| 3803                              | 2BED | 1210 SF |
| 3804                              | 1BED | 760 SF  |
| 3805                              | 1BED | 760 SF  |
| 3806                              | 2BED | 1170 SF |
| 3807                              | 2BED | 1170 SF |
| 3808                              | 1BED | 790 SF  |

UNITS PER FLOOR: 8



TOWER PLAN - TIER D (LEVEL 38 TO 41)

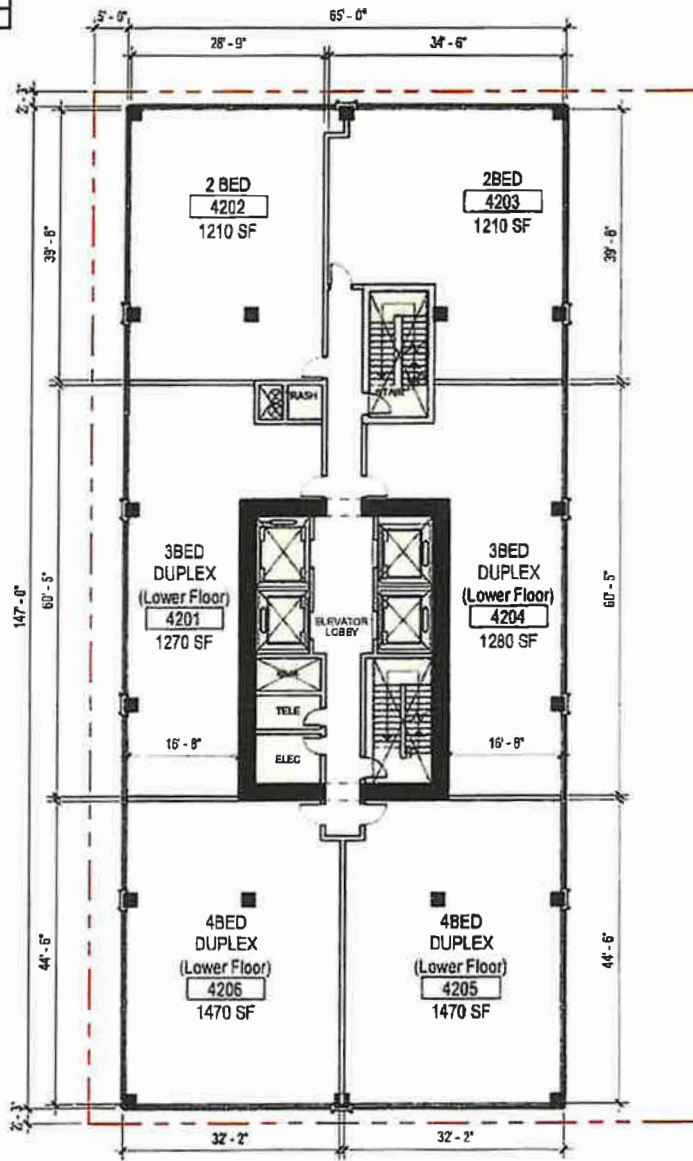
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER C' - LEVEL 42 |                           |         |
|--------------------------------|---------------------------|---------|
| UNIT NUMBER                    | UNIT TYPE                 | AREA    |
| 4201                           | 3BED DUPLEX (Lower Floor) | 1270 SF |
| 4202                           | 2 BED                     | 1210 SF |
| 4203                           | 2BED                      | 1210 SF |
| 4204                           | 3BED DUPLEX (Lower Floor) | 1280 SF |
| 4205                           | 4BED DUPLEX (Lower Floor) | 1470 SF |
| 4206                           | 4BED DUPLEX (Lower Floor) | 1470 SF |
| TOTAL UNITS: 6                 |                           |         |



TOWER PLAN - PENTHOUSE (LEVEL 42)

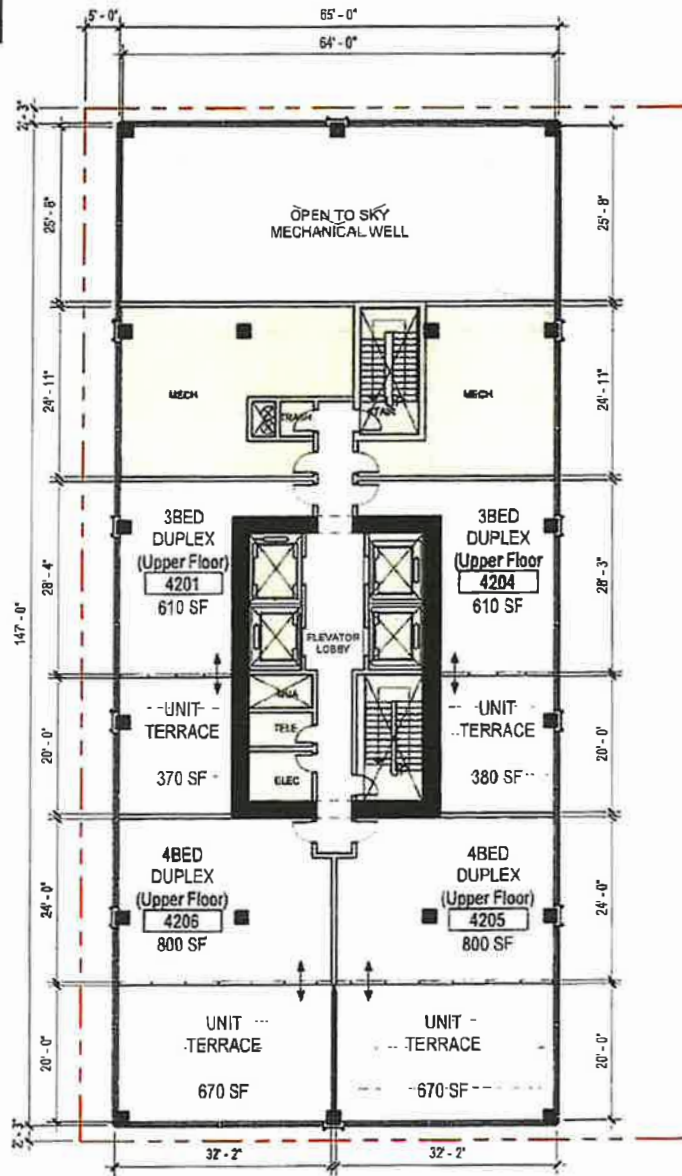
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER D' - LEVEL 43 |                           |        |
|---------------------------------|---------------------------|--------|
| UNIT NUMBER                     | UNIT TYPE                 | AREA   |
| 227                             | ELEVATOR LOBBY            | 310 SF |
| 4201                            | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4204                            | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4205                            | 4BED DUPLEX (Upper Floor) | 800 SF |
| 4206                            | 4BED DUPLEX (Upper Floor) | 800 SF |
| TOTAL UNITS: 5                  |                           |        |



TOWER PLAN - ROOF (LEVEL 43)

640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



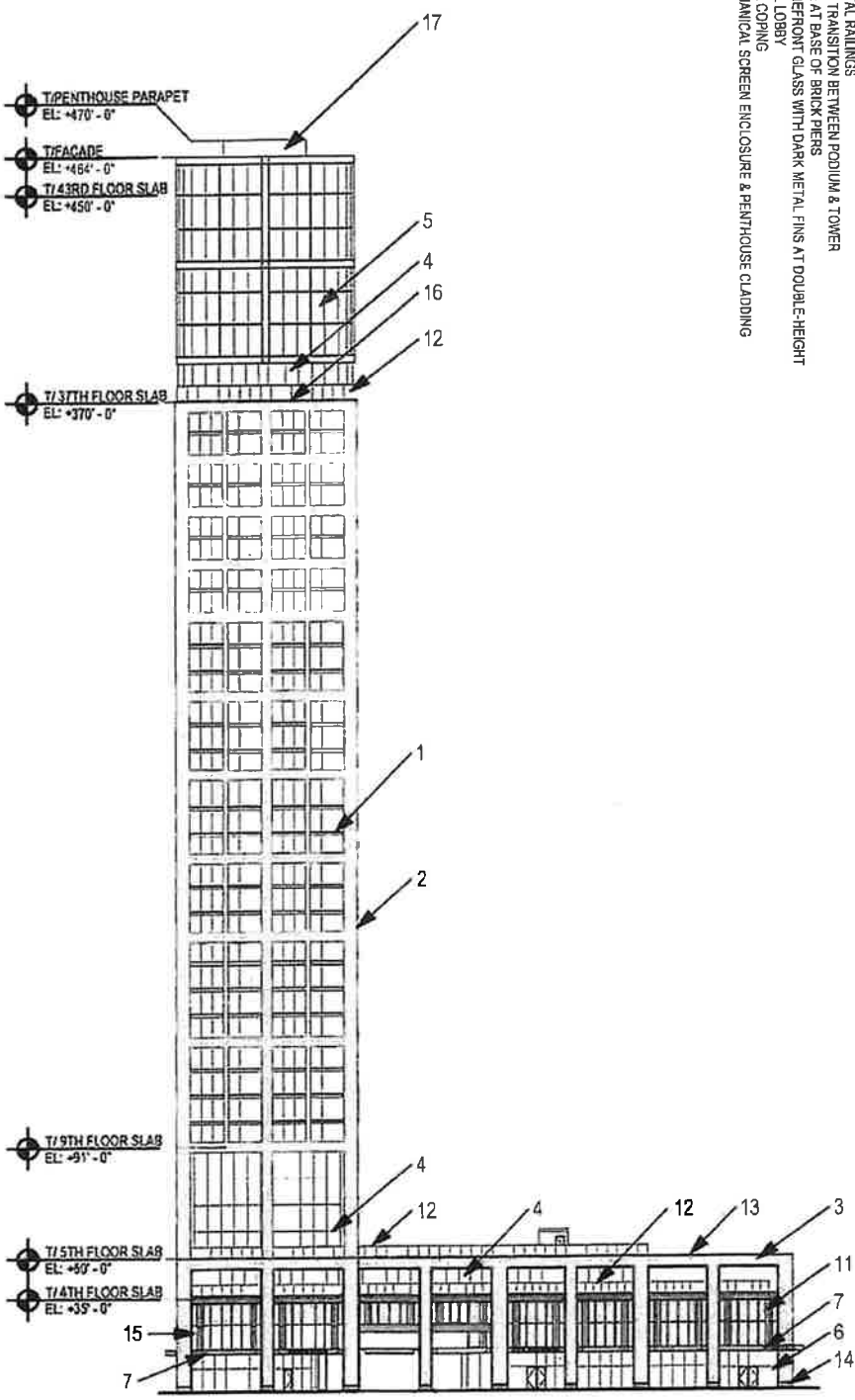
**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1502**  
**BULK REGULATIONS AND DATA TABLE**

*Updated per UPDATED Minor Change Request September 23, 2022*

|                                    |             |
|------------------------------------|-------------|
| Gross Site Area (sf):              | 58,268      |
| Area of Public Rights-of-Way (sf): | 22,601      |
| Net Site Area (sf):                | 35,667      |
| Maximum Floor Area Ratio:          | 11.5        |
| Maximum Number of Dwelling Units:  | 413         |
| Parking Spaces:                    | 137         |
| Bicycle Parking:                   | 221         |
| Loading Berth:                     | 2 (10'x25') |
| Maximum Building Height:           | 475'        |
| Minimum Setbacks:                  | Per plans   |



- MATERIAL LEGEND**
1. GLASS & METAL SLAB EDGE INFILL
  2. TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
  3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/ MASONRY VENEER
  4. INSET GLASS
  5. GLASS WITH METAL FRAME ACCENTS
  6. RETAIL STOREFRONT GLASS
  7. DARK METAL TRIM AND PERIODIC CANopies
  8. PAINTED CMU AT BACK-OF-HOUSE ON ALLEY
  9. MECHANICAL LOUVER
  10. OVERHEAD COILING DOOR
  11. SPANDREL GLASS W/ DARK METAL FINS AT PARKING
  12. GLASS & METAL RAILINGS
  13. DARK METAL TRANSITION BETWEEN PODIUM & TOWER
  14. DARK STONE AT BASE OF BRICK PIERS
  15. RETAIL STOREFRONT GLASS WITH DARK METAL FINS AT DOUBLE-HEIGHT RESIDENTIAL LOBBY
  16. DARK METAL COPING
  17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING



**APPLICANT:** 640 WEST WASHINGTON, LLC

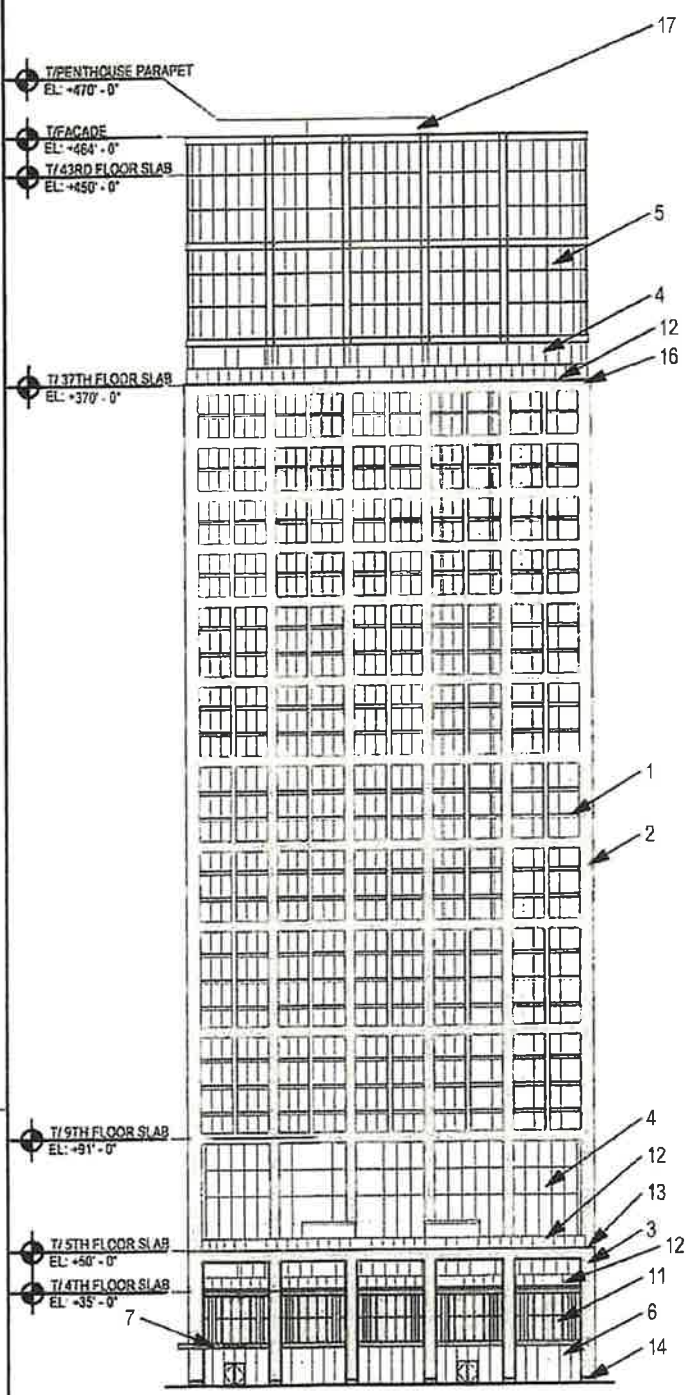
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.

**INTRODUCTION:** JANUARY 27, 2021    **PLAN COMMISSION:** MAY 20, 2021    **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**SOUTH ELEVATION**

**SCALE: 1" = 60'-0"**

- MATERIAL LEGEND**
1. GLASS & METAL SLAB EDGE INFILL
  2. TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
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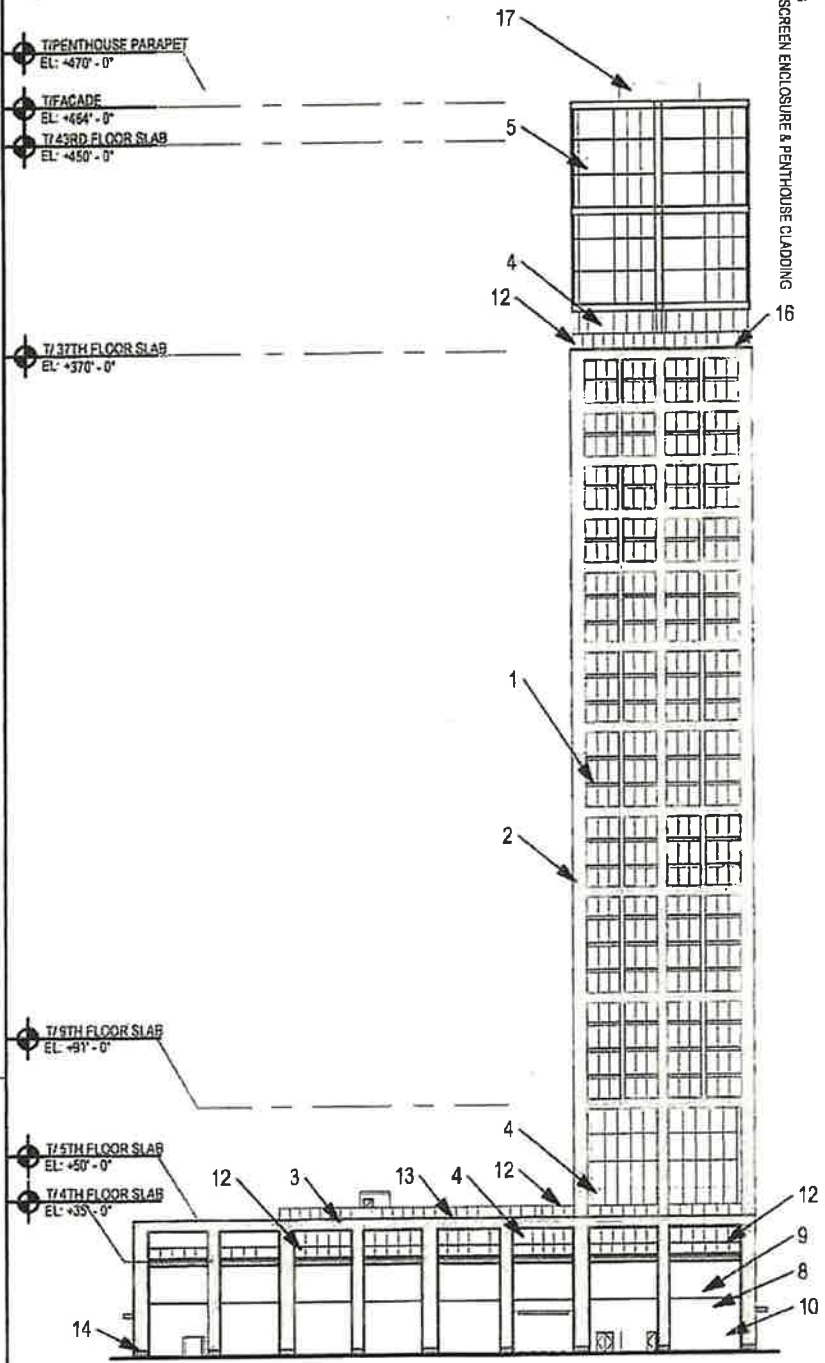
**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021 | **PLAN COMMISSION:** MAY 20, 2021 | **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**EAST ELEVATION**

**SCALE: 1" = 60' - 0"**

**MATERIAL LEGEND**

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17. DARK METAL COPING

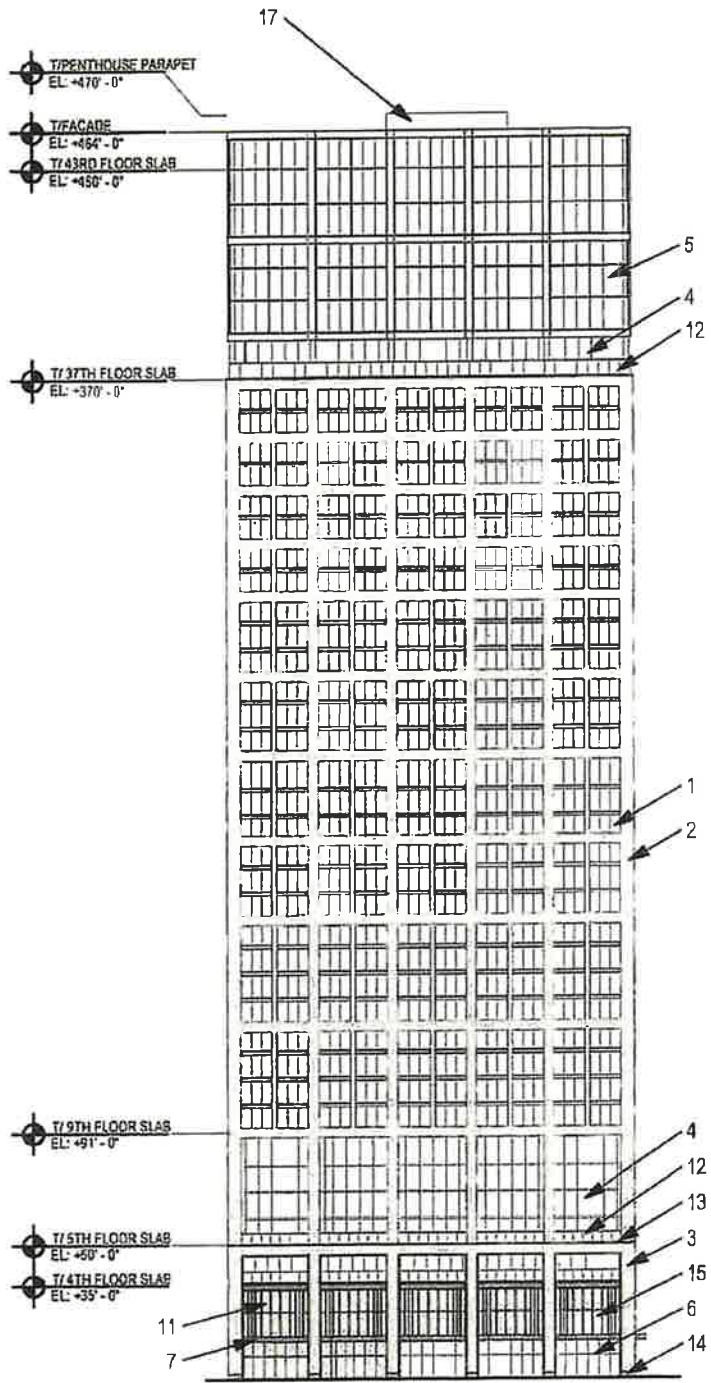


**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021    **PLAN COMMISSION:** MAY 20, 2021    **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**NORTH ELEVATION**

**SCALE: 1" = 60'-0"**

- MATERIAL LEGEND**
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  16. RESIDENTIAL LOBBY
  17. DARK METAL COPING
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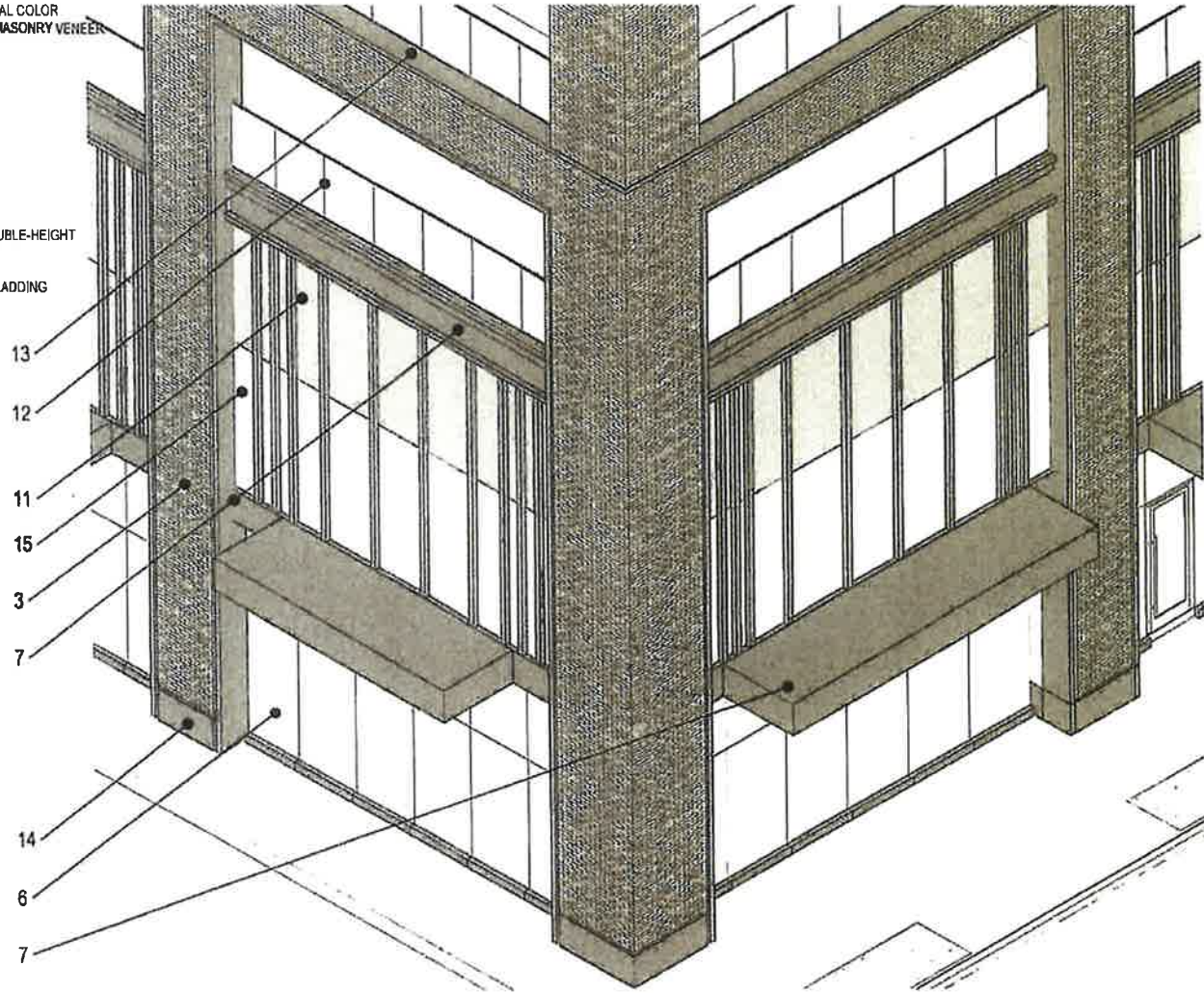
**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021 | **PLAN COMMISSION:** MAY 20, 2021 | **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**WEST ELEVATION**

**SCALE: 1" = 60' - 0"**

**MATERIAL LEGEND**

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**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

**INTRODUCTION: JANUARY 27, 2021**

**PLAN COMMISSION: MAY 20, 2021**

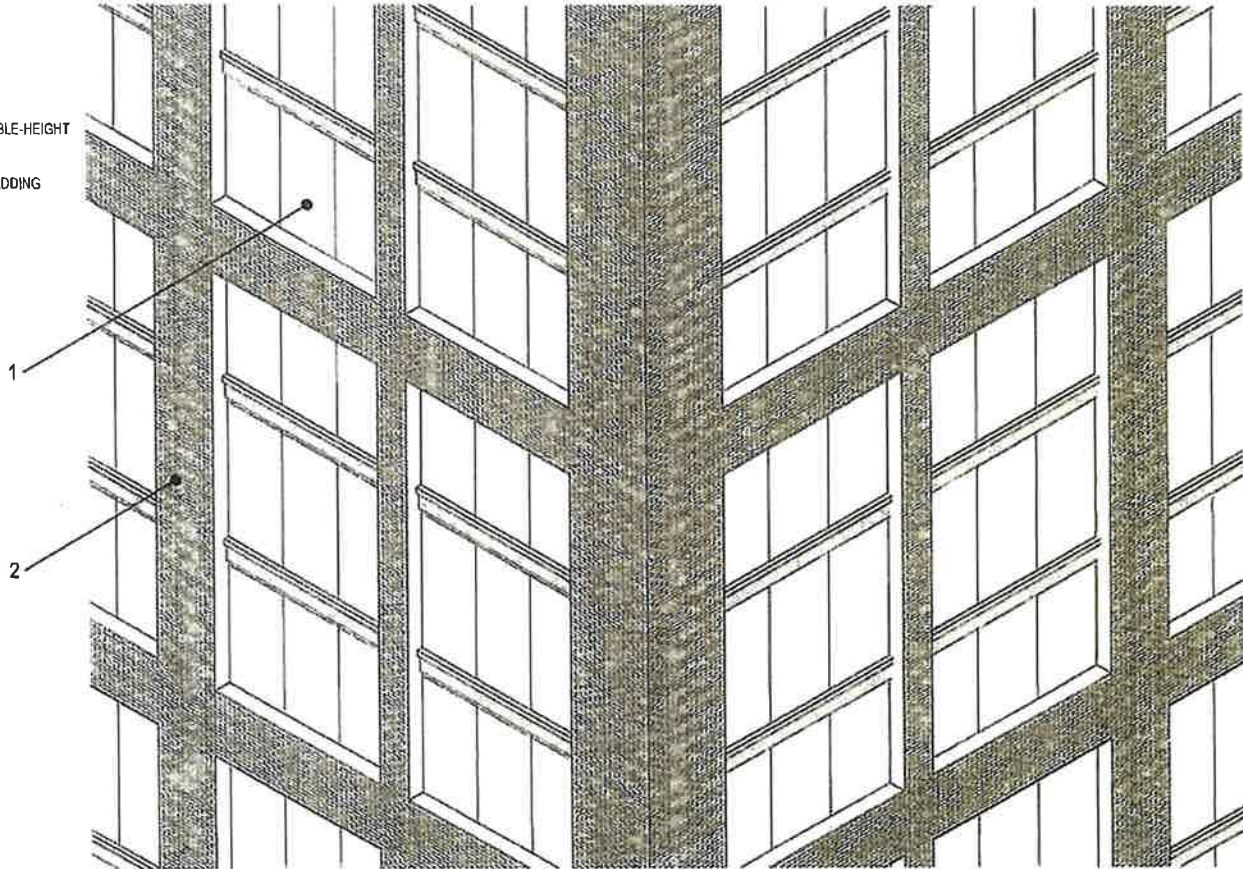
**ADMINISTRATIVE AMENDMENT: 08/01/2022**

**AXONOMETRIC DIAGRAM AT  
BASE OF BUILDING, SOUTHWEST  
CORNER**

**SCALE: 12" = 1'-0"**

**MATERIAL LEGEND**

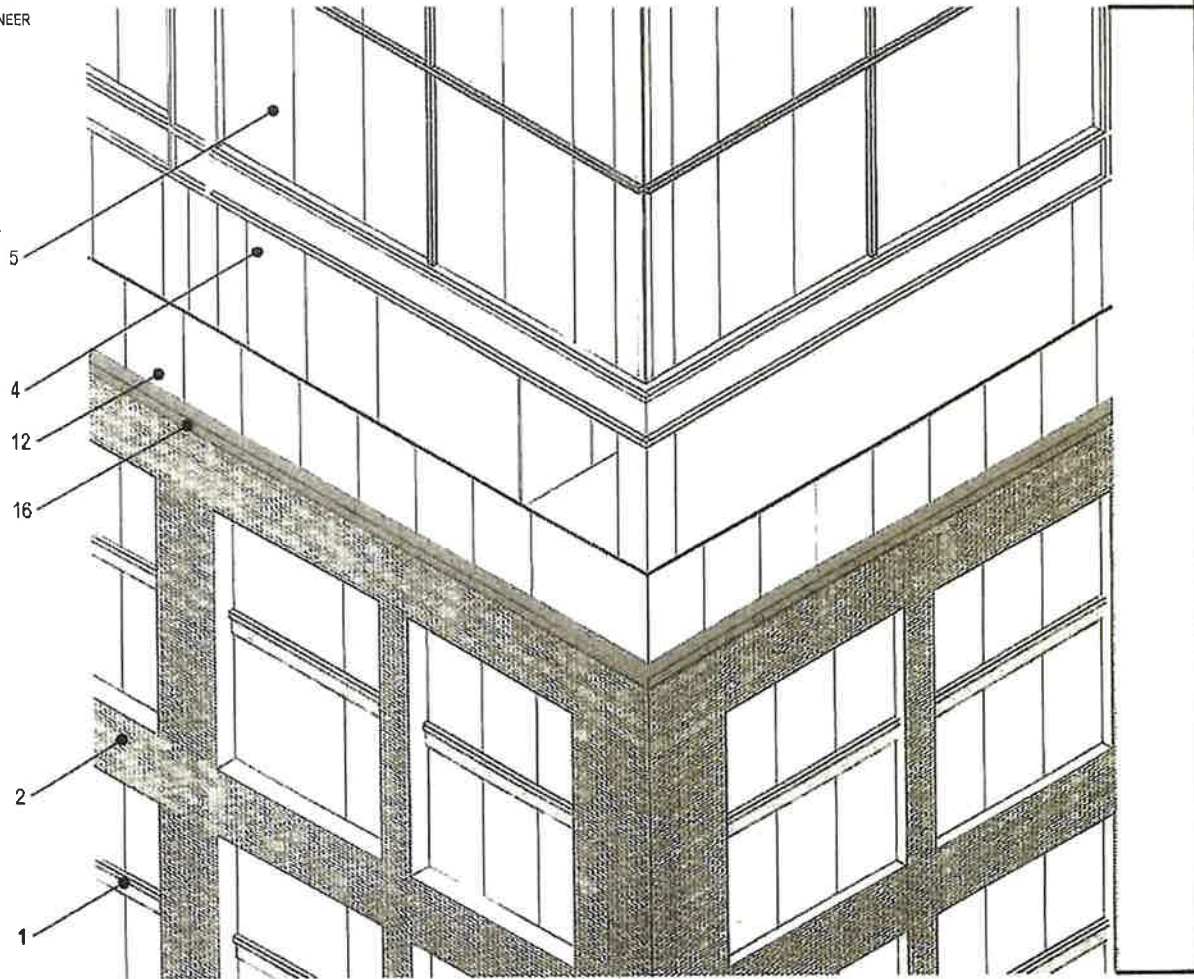
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3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/MASONRY VENEER
4. INSET GLASS
5. GLASS WITH METAL FRAME ACCENTS
6. RETAIL STOREFRONT GLASS
7. DARK METAL TRIM AND PERIODIC CANOPIES
8. PAINTED CMU AT BACK-OF-HOUSE ON ALLEY
9. MECHANICAL LOUVER
10. OVERHEAD COILING DOOR
11. SPANDREL GLASS W/ DARK METAL FINIS AT PARKING
12. GLASS & METAL RAILINGS
13. DARK METAL TRANSITION BETWEEN PODIUM & TOWER
14. DARK STONE AT BASE OF BRICK PIERS
15. RETAIL STOREFRONT GLASS WITH DARK METAL FINIS AT DOUBLE-HEIGHT RESIDENTIAL LOBBY
16. DARK METAL COPING
17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING



|  |                                      |   |
|--|--------------------------------------|---|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |                                      | <b>AXONOMETRIC DIAGRAM AT<br/>MIDDLE OF BUILDING,<br/>SOUTHWEST CORNER<br/>SCALE: 12" = 1'-0"</b> |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |                                      |   |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021</b> |   |

**MATERIAL LEGEND**

1. GLASS & METAL SLAB EDGE INFILL
2. TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
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**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

**INTRODUCTION: JANUARY 27, 2021 | PLAN COMMISSION: MAY 20, 2021 | ADMINISTRATIVE AMENDMENT: 08/01/2022**

**AXONOMETRIC DIAGRAM AT TOP  
OF BUILDING, SOUTHWEST  
CORNER**

**SCALE: 12" = 1'-0"**



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

November 20, 2023

Mariah DiGrino  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Minor Change to PD No. 1502, 640 W. Washington Boulevard**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1502 ("PD 1502"), 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 1502.

On November 15, 2022, your client and the sole property owner of PD 1502, 640 West Washington LLC, was granted a minor change for design revisions to the proposed building at 640 W. Washington Blvd. According to your recent request, due to the ongoing post-COVID real estate market conditions, including high interest rates and high construction, labor and material costs, your client has not commenced construction within the 1-year time period. The 2022 minor change expired yesterday; however, your client is still interested in pursuing the proposed construction. Therefore, your client has submitted a new, identical minor change request for the following changes:

1. The height of the building is reduced from 529 feet (47 stories) to 475 feet (to top of elevator overrun at 43 stories).
2. The basement level is removed from the project. Parking that was previously to be located in the basement level is integrated into the building podium. The previously approved count of 137 vehicular parking spaces is unchanged.
3. The height of the building podium is increased, resulting in an increase to the height of the perimeter wall surrounding the podium, from 46 feet above grade to 50 feet above grade.
4. The width of the tower (east-to-west) is increased from 67'-5" to 70'-1".
5. The location and configuration of amenity spaces is refined.
6. The pool will be relocated from the upper amenity deck to the podium amenity deck.
7. Minor changes to the overall tower design are proposed, however, the tower maintains the overall building massing, consisting of a slender tower situated on the western side of the podium, capped by a "crown."
8. No changes are proposed to the number of dwelling units; however, the proposed unit mix has changed. Correspondingly, a new affordable housing profile form

(attached) has been executed by the Department of Housing (DOH) on November 10, 2022.

9. This Minor Change approval incorporates the following Bulk and Data Table and revised exhibits which replace the original PD exhibits:
  - a. Site Plan
  - b. South Elevation
  - c. East Elevation
  - d. North Elevation
  - e. West Elevation
  - f. Axonometric Diagram at Base of Building, Southwest Corner
  - g. Axonometric Diagram at Middle of Building, Southwest Corner
  - h. Axonometric Diagram at Top of Building, Southwest Corner

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 and PD 1502, 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,

  
Noah Szafraniec  
Assistant Commissioner

cc: Ald. Brendan Reilly  
Mike Marmo  
Erik Glass  
Ricardo Lopez  
Teresa McLaughlin  
Cindy Roubik  
Heidi Sperry  
Main file

## 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](http://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](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.**

Date: 9-14-2022

### DEVELOPMENT INFORMATION

Development Name: 640 W Washington

Development Address: 640 W Washington

Zoning Application Number, if applicable:

Ward: 42

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 Crescent Heights

Developer Contact Jason Buchberg

Developer Address 655 West Irving Park Road, Suite 208, Chicago, IL

Email [jbuchberg@crescentheights.com](mailto:jbuchberg@crescentheights.com)

Developer Phone (773) 289-1577

Attorney Name Mariah DiGrino, DLA Piper

Attorney Phone (312) 368-7261

### TIMING

Estimated date marketing will begin July 2025

Estimated date of building permit\* July 2024

Estimated date ARO units will be complete September 2026

\*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)

\_\_\_\_\_  
Developer or their agent

**9/22/22**  
Date

\_\_\_\_\_  
ARO Project Manager, DOH

**11/10/2022**  
Date



AFFORDABLE REQUIREMENTS ORDINANCE

## ARO Web Form

### Applicant Contact Information

Name: Jason Buchberg

Email: jbuchberg@crescentheights.com

### Development Information

#### Address

Printed Date: 03/01/2021

Number From: 632    Number To: 658    Direction: W

Street Name: Washington Blvd

Postal Code: 60661

#### Development Name

640 W Washington

Are you rezoning to downtown?: YES

Is your project subject to the ARO Pilots?: NO

#### Information

Ward: 42

ARO Zone: Downtown

#### Details

ARO trigger: DP

Total units 413

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 01/27/2021

**Requirements**

Affordable units: 41 \*On-site aff. Units: 10

How do you intend to meet your required obligation

On-Site: 10 Off-Site: 0

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

Total Units: 10 In-Lieu Fee Owed: \$6,090,136.00

All projects with proposed ARO units must complete this tab

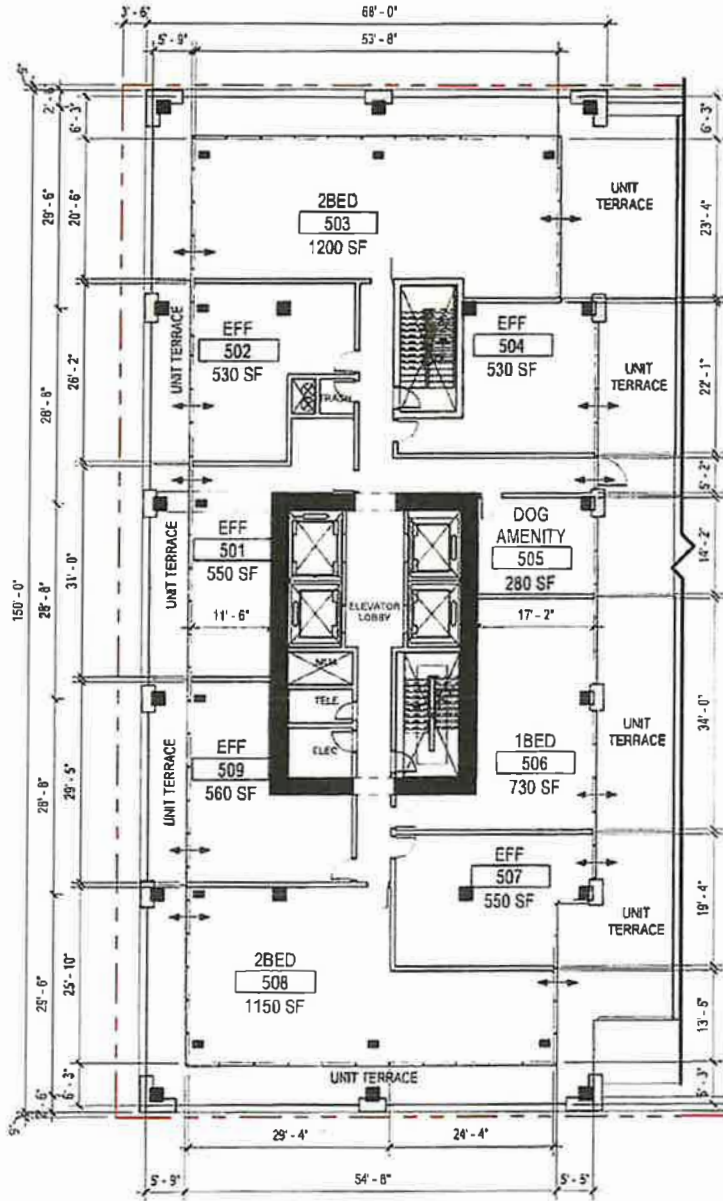
|   | Market Rate Units | Affordable Units    |
|---|-------------------|---------------------|
| Parking   | TBD               | Same as Market Rate |
| Laundry   | TBD               | Same as Market Rate |
| <b>Appliances</b>   |                   |                     |
| Refrigerator<br><i>age/EnergyStar/make/model/color</i>          | TBD               | Same as Market Rate |
| Dishwasher<br><i>age/EnergyStar/make/model/color</i>            | TBD               | Same as Market Rate |
| Stove/Oven<br><i>age/EnergyStar/make/model/color</i>            | TBD               | Same as Market Rate |
| Microwave<br><i>age/EnergyStar/make/model/color</i>             | TBD               | Same as Market Rate |
| Bathroom(s)<br><i>how many?</i><br><i>Half bath? Full bath?</i> | TBD               | Same as Market Rate |
| Kitchen countertops<br><i>material</i>                          | TBD               | Same as Market Rate |
| Flooring<br><i>material</i>                                     | TBD               | Same as Market Rate |
| HVAC  | TBD               | Same as Market Rate |
| Other   | TBD               | Same as Market Rate |

| unit type | how many? | % of total | avg. square footage | how many?* | % of total | avg. square footage | affordable v. market square footage* |
|-----------|-----------|------------|---------------------|------------|------------|---------------------|--------------------------------------|
| studio    | 160       | 40%        | 468                 | 4          | 40%        | 510                 | 109%                                 |
| one-bed   | 158       | 39%        | 717                 | 4          | 40%        | 695                 | 97%                                  |
| two-bed   | 81        | 20%        | 1,126               | 2          | 20%        | 1,100               | 98%                                  |
| three-bed | 2         | 0%         | 1,880               | 0          | 0          | -                   | -                                    |
| four-bed  | 2         | 0%         | 2,270               | 0          | 0          | -                   | -                                    |

|                                       |                  |
|---------------------------------------|------------------|
| Address                               | 640 W Washington |
| Is this a For Sale or Rental Project? | Rental           |
| Anticipated average psf rent/price?*  | TBD              |

|                        |     |
|------------------------|-----|
| Total Units in Project | 413 |
| Total Affordable units | 10  |

| RESIDENTIAL TIER A' - LEVEL 5 |           |         |
|-------------------------------|-----------|---------|
| UNIT NUMBER                   | UNIT TYPE | AREA    |
| 501                           | EFF       | 550 SF  |
| 502                           | EFF       | 530 SF  |
| 503                           | 2BED      | 1200 SF |
| 504                           | EFF       | 530 SF  |
| 506                           | 1BED      | 730 SF  |
| 507                           | EFF       | 550 SF  |
| 508                           | 2BED      | 1150 SF |
| 509                           | EFF       | 560 SF  |
| TOTAL UNITS: 8                |           |         |



TOWER PLAN - TIER A W/ TERRACES (LEVEL 5)

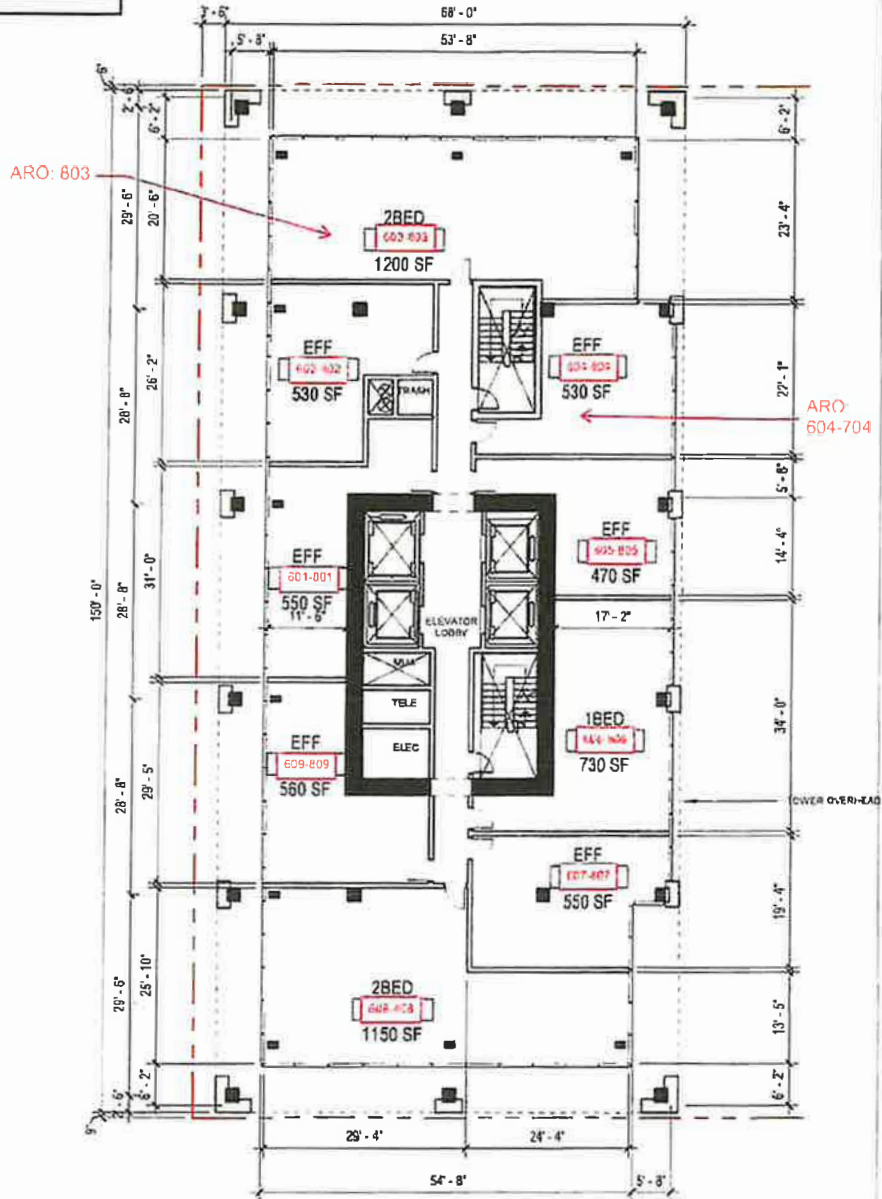
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER A - LEVEL 6-8 |           |         |
|--------------------------------|-----------|---------|
| UNIT NUMBER                    | UNIT TYPE | AREA    |
| 601                            | EFF       | 550 SF  |
| 602                            | EFF       | 530 SF  |
| 603                            | 2BED      | 1200 SF |
| 604                            | EFF       | 530 SF  |
| 605                            | EFF       | 470 SF  |
| 606                            | 1BED      | 730 SF  |
| 607                            | EFF       | 550 SF  |
| 608                            | 2BED      | 1150 SF |
| 609                            | EFF       | 560 SF  |
| UNITS PER FLOOR: 9             |           |         |



TOWER PLAN - TIER A (LEVELS 6, 7, 8)

640 W WASHINGTON

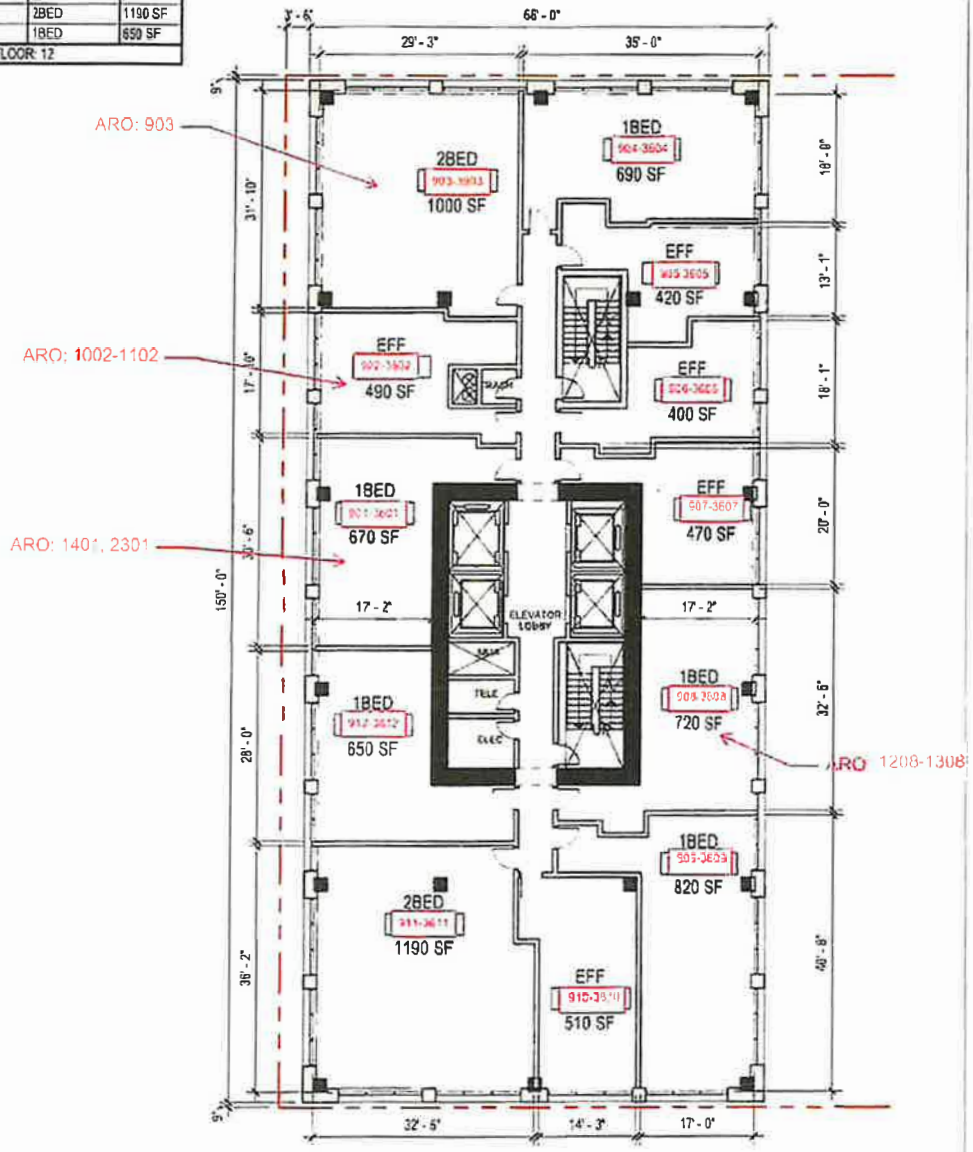
1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER B' - LEVELS 9-36 |           |         |
|------------------------------------|-----------|---------|
| UNIT NUMBER                        | UNIT TYPE | AREA    |
| 901                                | 1BED      | 670 SF  |
| 902                                | EFF       | 490 SF  |
| 903                                | 2BED      | 1000 SF |
| 904                                | 1BED      | 690 SF  |
| 905                                | EFF       | 420 SF  |
| 906                                | EFF       | 400 SF  |
| 907                                | EFF       | 470 SF  |
| 908                                | 1BED      | 720 SF  |
| 909                                | 1BED      | 820 SF  |
| 910                                | EFF       | 510 SF  |
| 911                                | 2BED      | 1190 SF |
| 912                                | 1BED      | 650 SF  |

UNITS PER FLOOR: 12



TOWER PLAN - TIER B (LEVELS 9 TO 36)

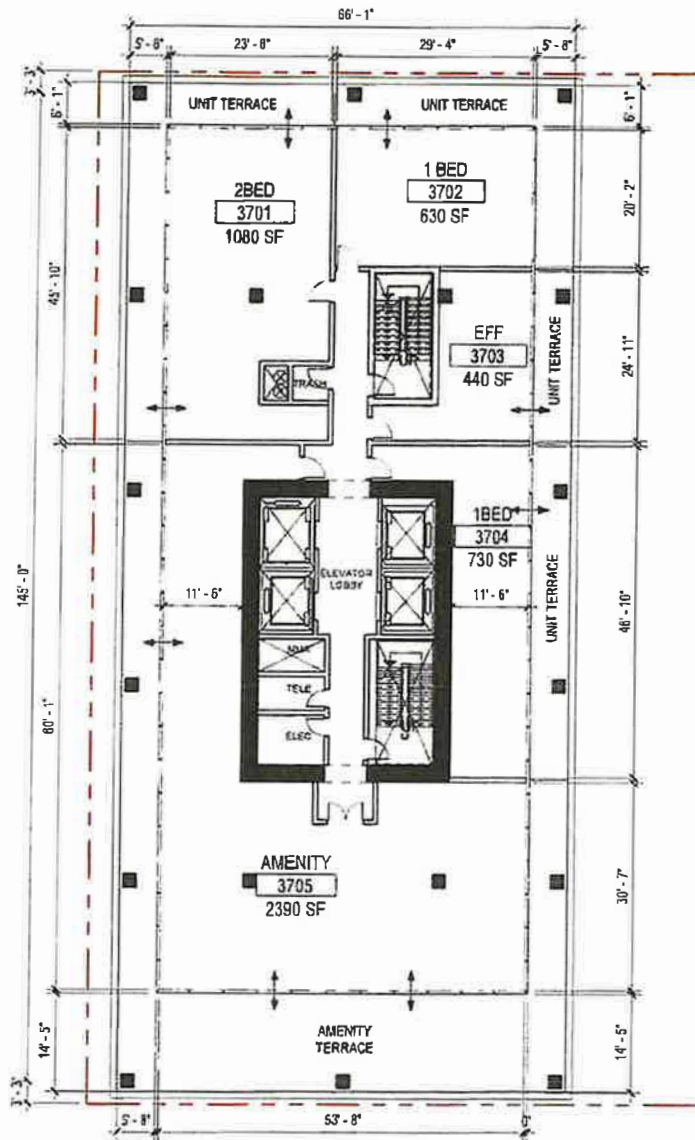
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER C' - LEVEL 37 |           |         |
|---------------------------------|-----------|---------|
| UNIT NUMBER                     | UNIT NAME | AREA    |
| 3701                            | 2BED      | 1080 SF |
| 3702                            | 1 BED     | 630 SF  |
| 3703                            | EFF       | 440 SF  |
| 3704                            | 1BED      | 730 SF  |
| TOTAL UNITS: 4                  |           |         |



TOWER PLAN - AMENITY (LEVEL 37)

640 W WASHINGTON

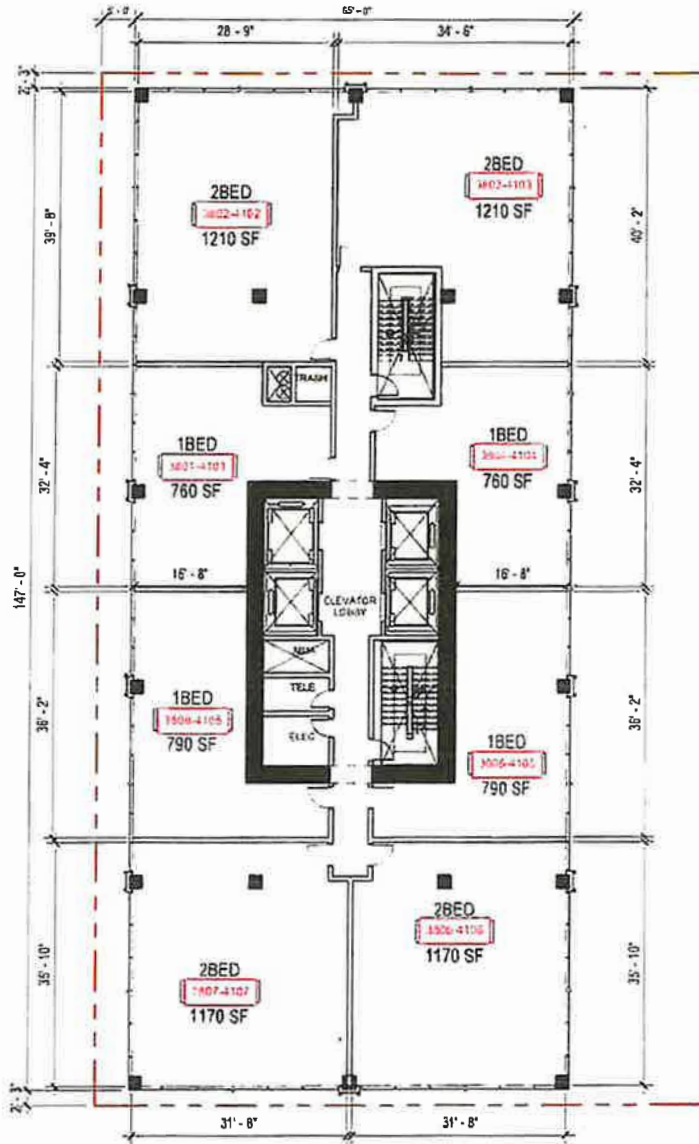
1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER D - LEVELS 38-41 |      |         |
|-----------------------------------|------|---------|
| Number                            | Name | Area    |
| 3801                              | 1BED | 760 SF  |
| 3802                              | 2BED | 1210 SF |
| 3803                              | 2BED | 1210 SF |
| 3804                              | 1BED | 760 SF  |
| 3805                              | 1BED | 790 SF  |
| 3806                              | 2BED | 1170 SF |
| 3807                              | 2BED | 1170 SF |
| 3808                              | 1BED | 790 SF  |

UNITS PER FLOOR: 8



TOWER PLAN - TIER D (LEVEL 38 TO 41)

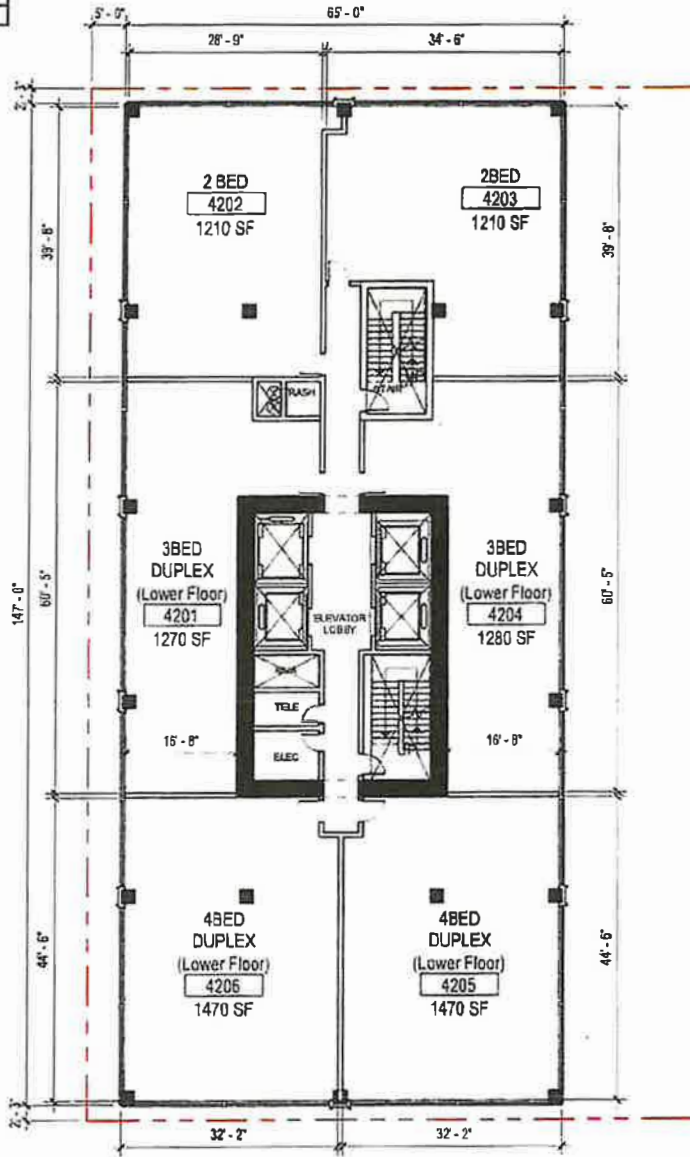
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL "TIER C" - LEVEL 42 |                           |         |
|---------------------------------|---------------------------|---------|
| UNIT NUMBER                     | UNIT TYPE                 | AREA    |
| 4201                            | 3BED DUPLEX (Lower Floor) | 1270 SF |
| 4202                            | 2 BED                     | 1210 SF |
| 4203                            | 2BED                      | 1210 SF |
| 4204                            | 3BED DUPLEX (Lower Floor) | 1280 SF |
| 4205                            | 4BED DUPLEX (Lower Floor) | 1470 SF |
| 4206                            | 4BED DUPLEX (Lower Floor) | 1470 SF |
| TOTAL UNITS: 6                  |                           |         |



TOWER PLAN - PENTHOUSE (LEVEL 42)

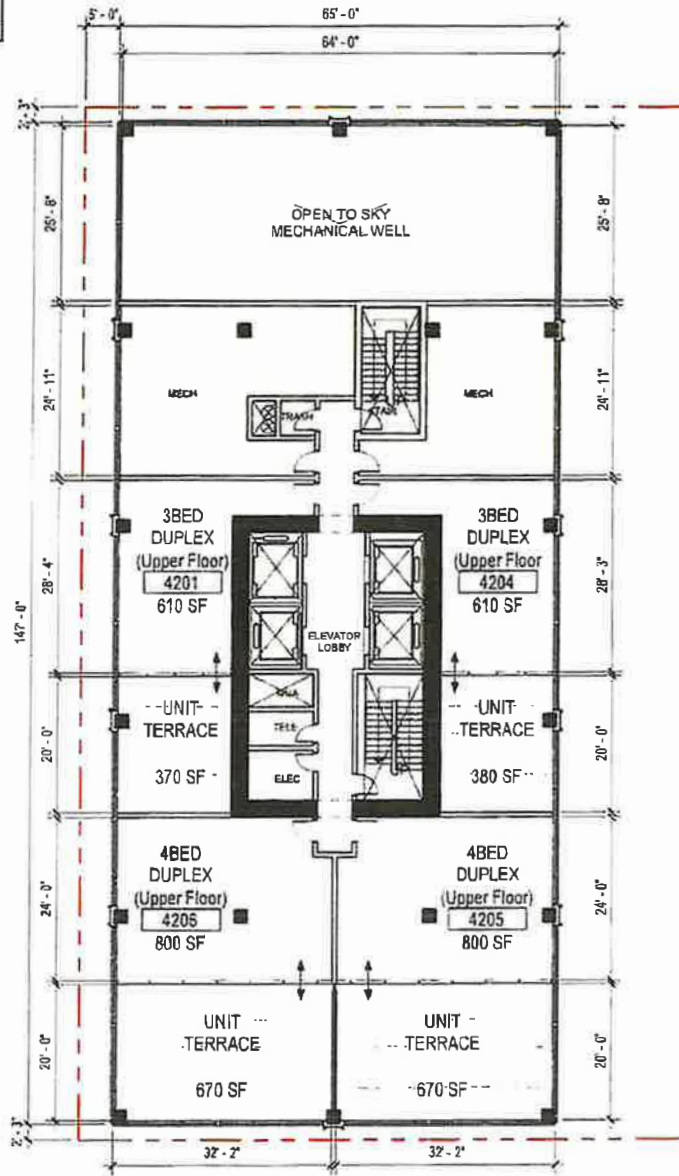
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER 0' - LEVEL 43 |                           |        |
|---------------------------------|---------------------------|--------|
| UNIT NUMBER                     | UNIT TYPE                 | AREA   |
| 227                             | ELEVATOR LOBBY            | 310 SF |
| 4201                            | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4204                            | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4205                            | 4BED DUPLEX (Upper Floor) | 800 SF |
| 4206                            | 4BED DUPLEX (Upper Floor) | 800 SF |
| TOTAL UNITS: 5                  |                           |        |



TOWER PLAN - ROOF (LEVEL 43)

640 W WASHINGTON

1/16" = 1'-0"

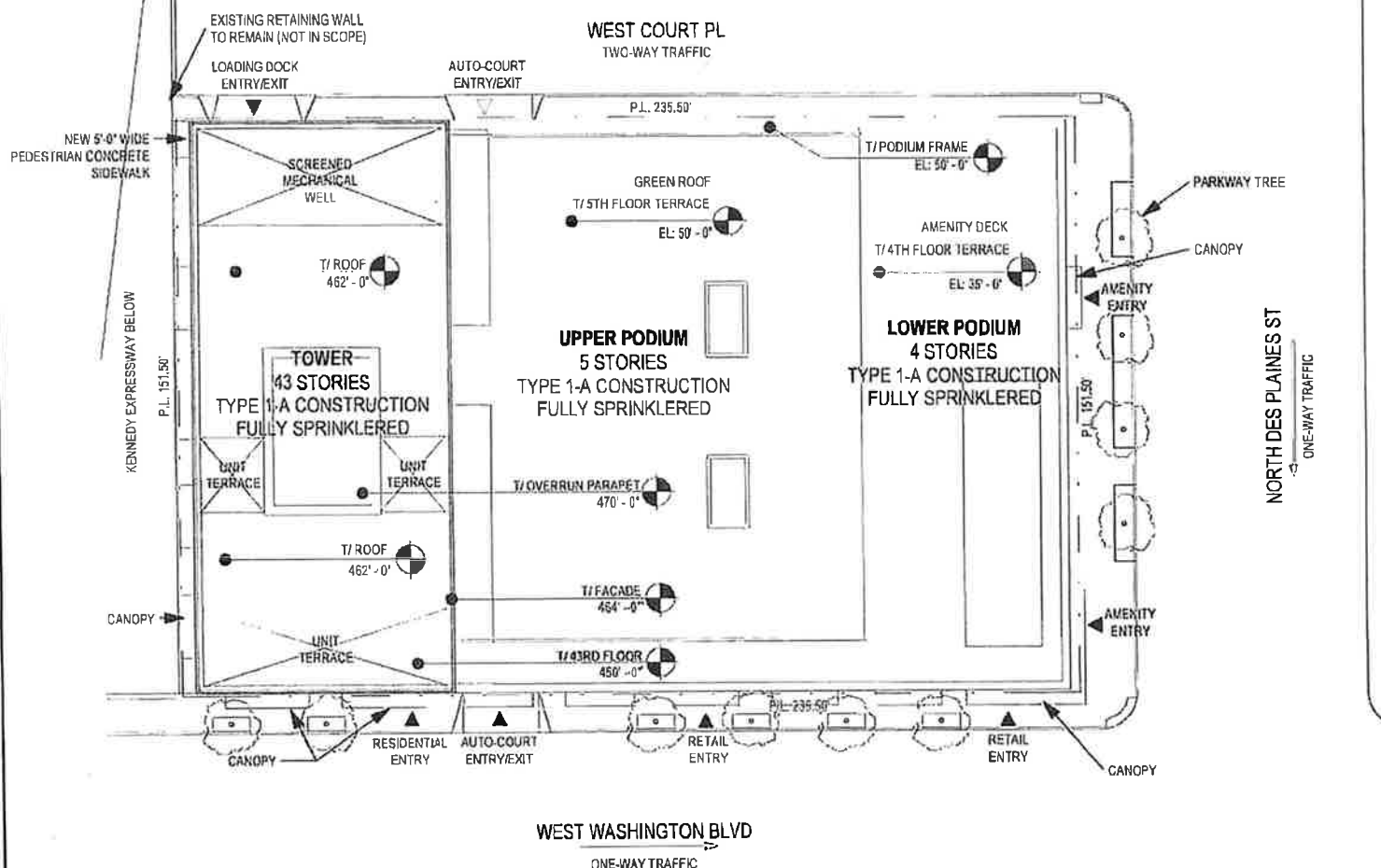


08/05/2022

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1502**  
**BULK REGULATIONS AND DATA TABLE**

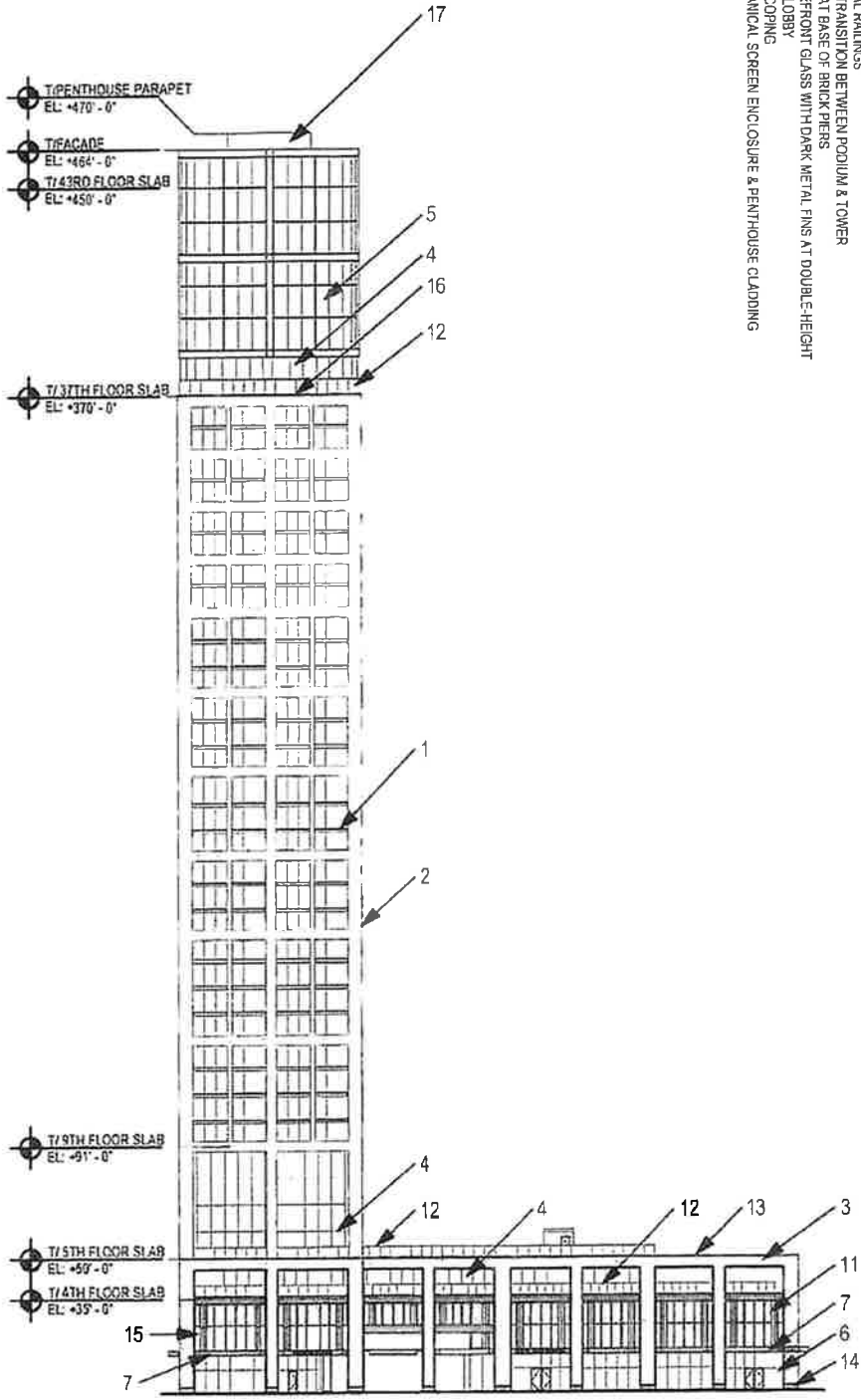
*Updated per UPDATED Minor Change Request September 23, 2022*

|                                    |             |
|------------------------------------|-------------|
| Gross Site Area (sf):              | 58,268      |
| Area of Public Rights-of-Way (sf): | 22,601      |
| Net Site Area (sf):                | 35,667      |
| Maximum Floor Area Ratio:          | 11.5        |
| Maximum Number of Dwelling Units:  | 413         |
| Parking Spaces:                    | 137         |
| Bicycle Parking:                   | 221         |
| Loading Berth:                     | 2 (10'x25') |
| Maximum Building Height:           | 475'        |
| Minimum Setbacks:                  | Per plans   |



|  |                           |
|--|---------------------------|
| <b>APPLICANT:</b> 640 WEST WASHINGTON, LLC   | <b>SITE PLAN</b>          |
| <b>ADDRESS OF PROJECT:</b> 640 W. WASHINGTON BLVD.   |                           |
| <b>INTRODUCTION:</b> JANUARY 27, 2021   <b>PLAN COMMISSION:</b> MAY 20, 2021   <b>ADMINISTRATIVE AMENDMENT:</b> 08/01/2022 | <b>SCALE:</b> 1" = 40'-0" |

- MATERIAL LEGEND**
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**APPLICANT:** 640 WEST WASHINGTON, LLC

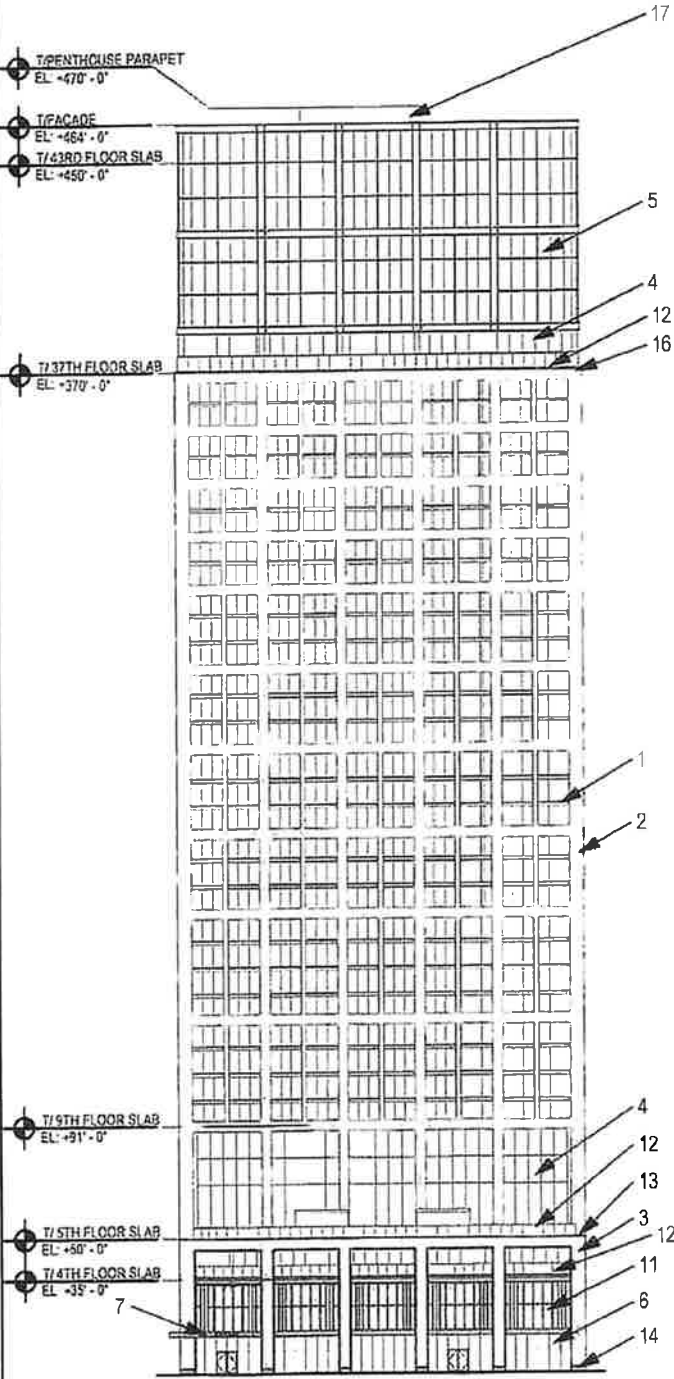
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.

**INTRODUCTION:** JANUARY 27, 2021    **PLAN COMMISSION:** MAY 20, 2021    **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**SOUTH ELEVATION**

**SCALE: 1" = 60'-0"**

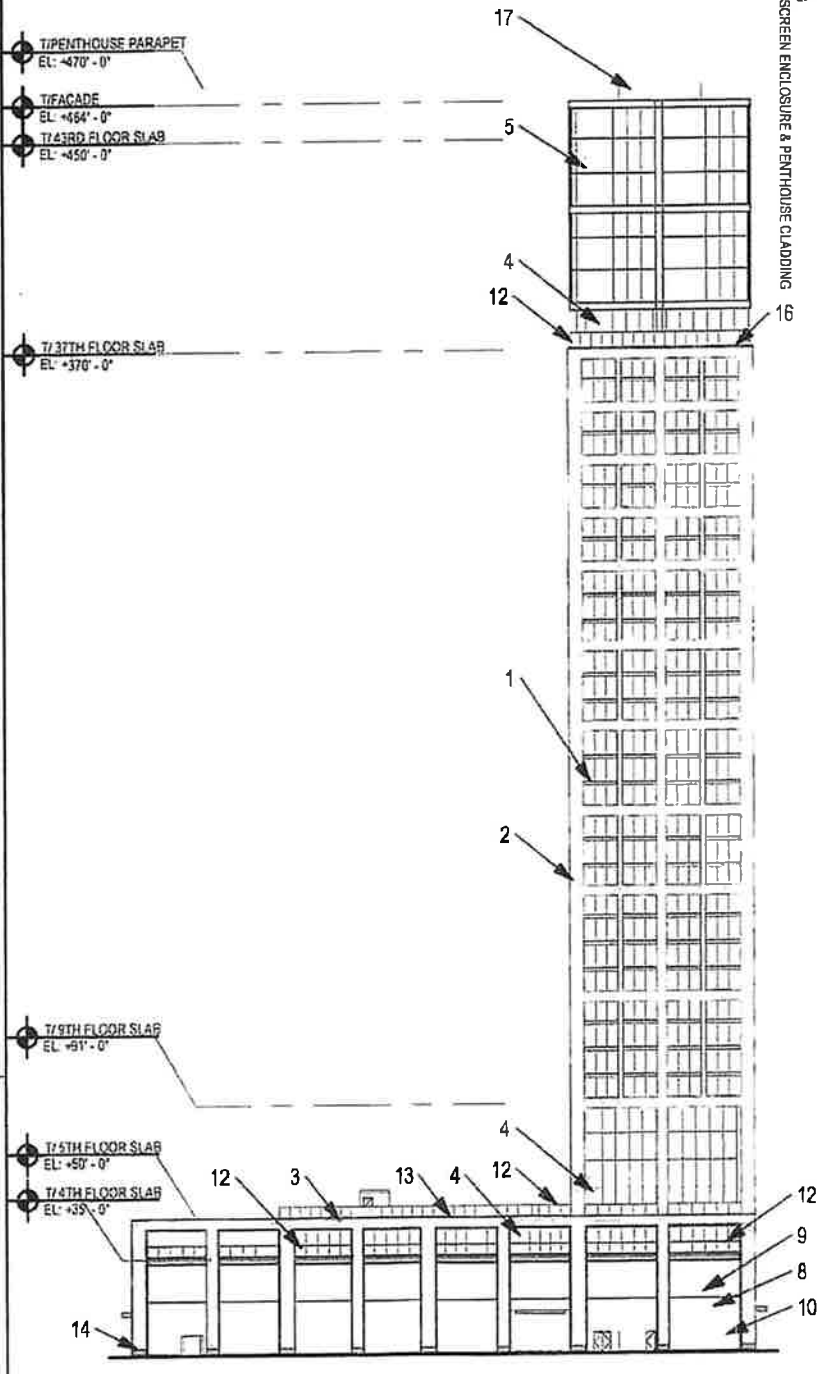
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**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021 | **PLAN COMMISSION:** MAY 20, 2021 | **ADMINISTRATIVE AMENDMENT:** 08/01/2022

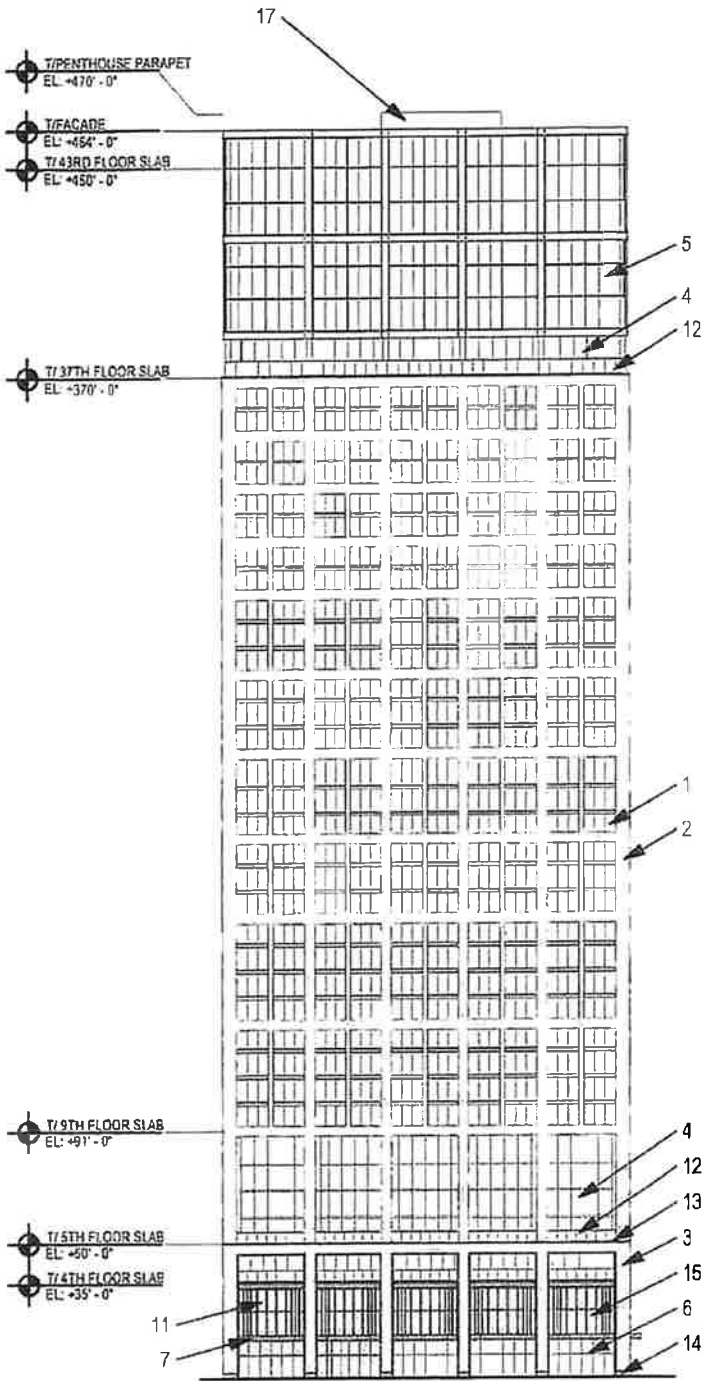
**EAST ELEVATION**  
**SCALE: 1" = 60'-0"**

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**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021    **PLAN COMMISSION:** MAY 20, 2021    **ADMINISTRATIVE AMENDMENT:** 08/01/2022  
**NORTH ELEVATION**  
**SCALE: 1" = 60'-0"**

- MATERIAL LEGEND**
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  17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING

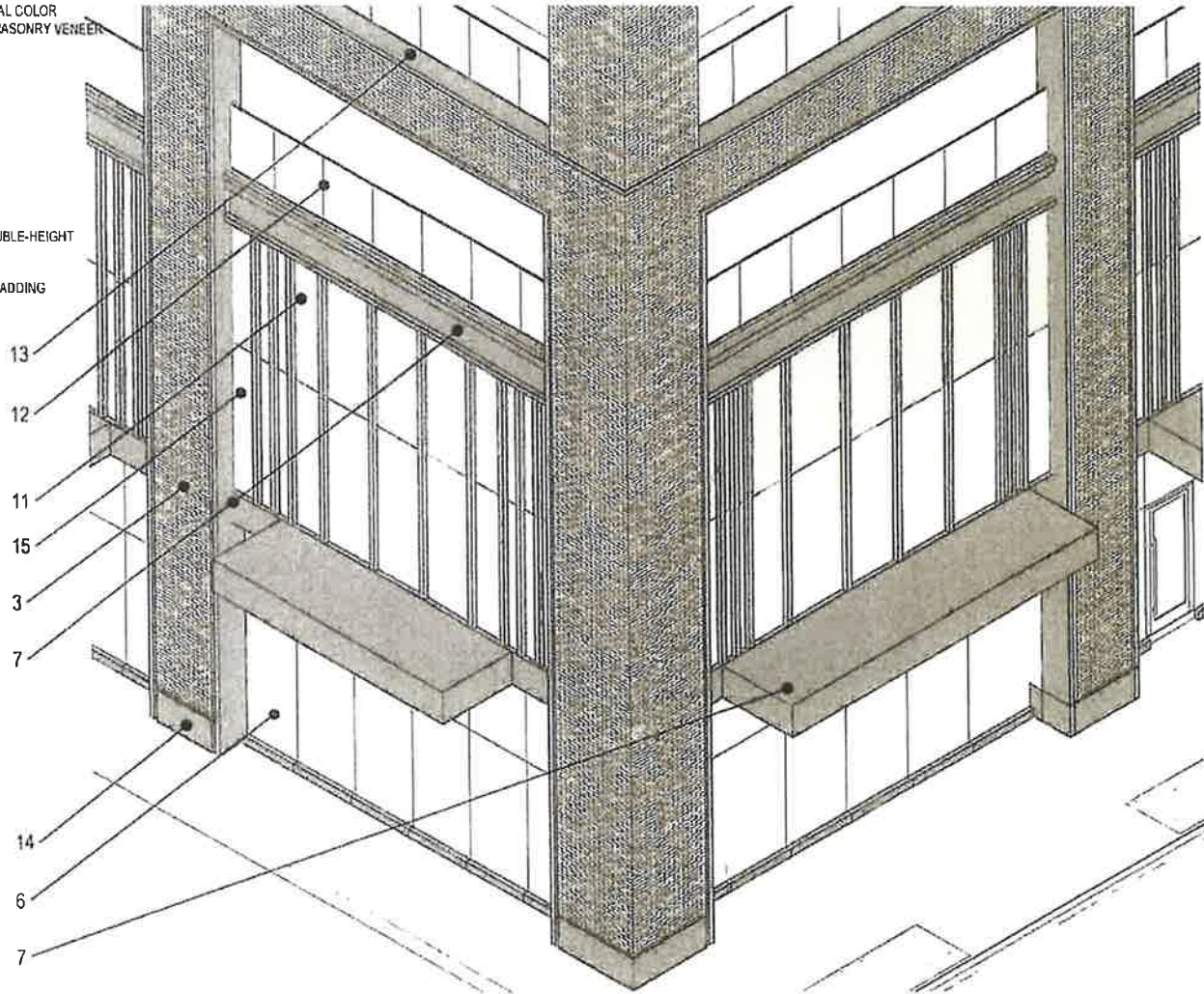


**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021 | **PLAN COMMISSION:** MAY 20, 2021 | **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**WEST ELEVATION**  
**SCALE: 1" = 60'-0"**

**MATERIAL LEGEND**

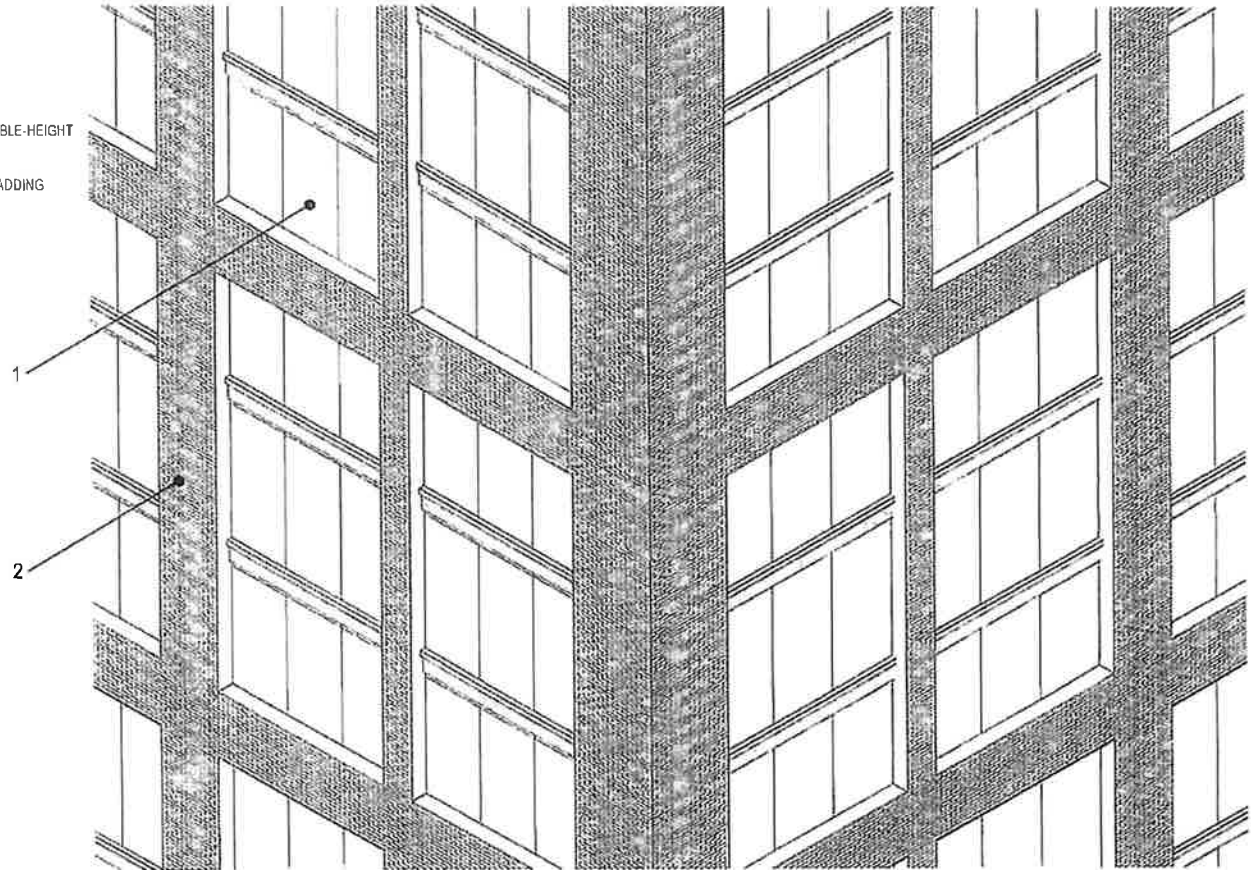
1. GLASS & METAL SLAB EDGE INFILL
2. TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/ MASONRY VENEER
4. INSET GLASS
5. GLASS WITH METAL FRAME ACCENTS
6. RETAIL STOREFRONT GLASS
7. DARK METAL TRIM AND PERIODIC CANOPIES
8. PAINTED CMU AT BACK-OF-HOUSE ON ALLEY
9. MECHANICAL LOUVER
10. OVERHEAD COILING DOOR
11. SPANDREL GLASS W/ DARK METAL FINS AT PARKING
12. GLASS & METAL RAILINGS
13. DARK METAL TRANSITION BETWEEN PODIUM & TOWER
14. DARK STONE AT BASE OF BRICK PIERS
15. RETAIL STOREFRONT GLASS WITH DARK METAL FINS AT DOUBLE-HEIGHT RESIDENTIAL LOBBY
16. DARK METAL COPING
17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING



|  |                                      |  |
|--|--------------------------------------|--|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |                                      | <b>AXONOMETRIC DIAGRAM AT<br/>BASE OF BUILDING, SOUTHWEST<br/>CORNER</b> |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |                                      |  |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021</b> | <b>ADMINISTRATIVE AMENDMENT: 08/01/2022</b>                              |
|  |                                      | <b>SCALE: 12" = 1'-0"</b>  |

**MATERIAL LEGEND**

1. GLASS & METAL SLAB EDGE INFILL
2. TOWER - PRECAST PANELS W/FACTORY FINISH AND INTEGRAL COLOR
3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/MASONRY VENEER
4. INSET GLASS
5. GLASS WITH METAL FRAME ACCENTS
6. RETAIL STOREFRONT GLASS
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12. GLASS & METAL RAILINGS
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14. DARK STONE AT BASE OF BRICK PIERS
15. RETAIL STOREFRONT GLASS WITH DARK METAL FINIS AT DOUBLE-HEIGHT RESIDENTIAL LOBBY
16. DARK METAL COPING
17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING



**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

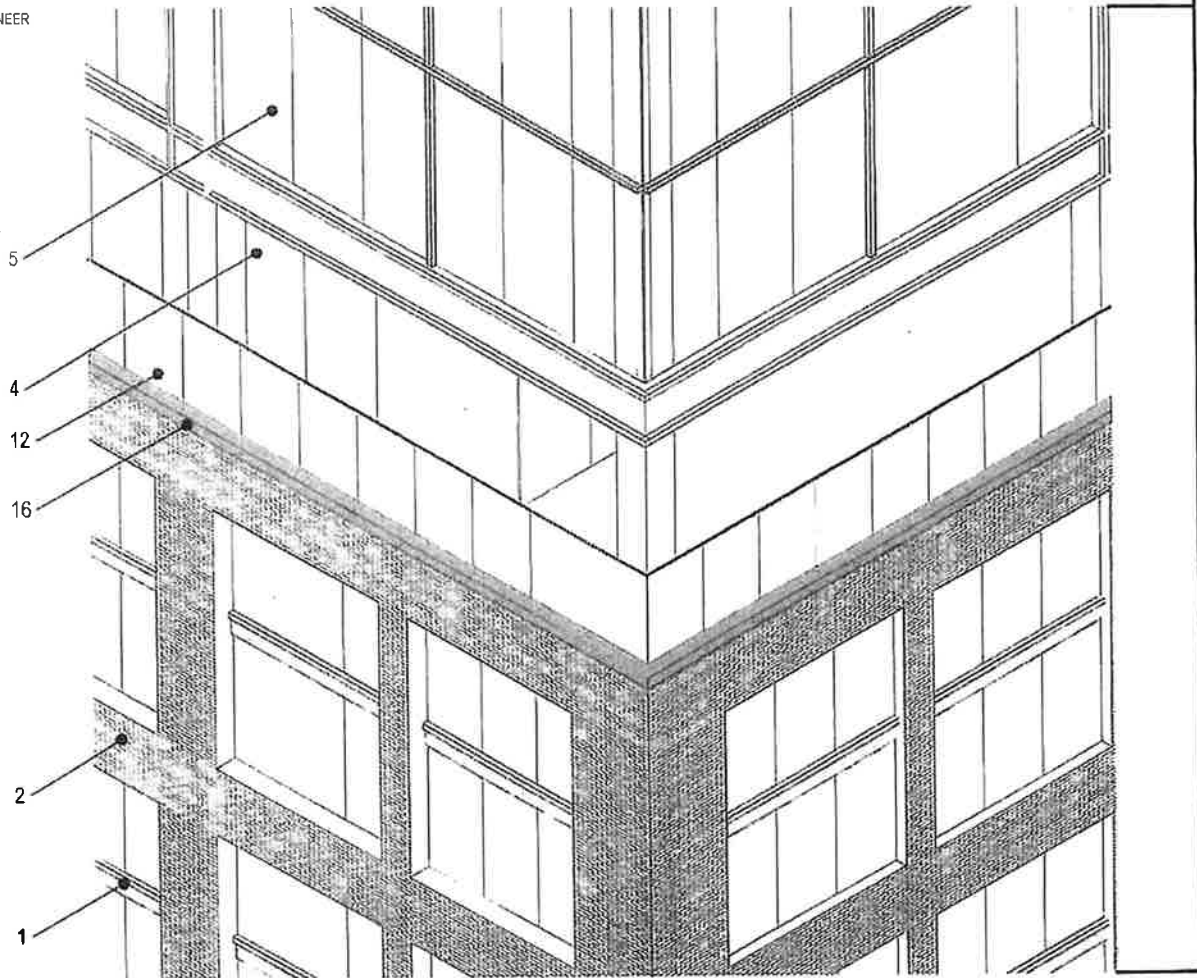
**INTRODUCTION: JANUARY 27, 2021 | PLAN COMMISSION: MAY 20, 2021 ADMINISTRATIVE AMENDMENT: 06/01/2022**

**AXONOMETRIC DIAGRAM AT  
MIDDLE OF BUILDING,  
SOUTHWEST CORNER**

**SCALE: 12" = 1'-0"**

**MATERIAL LEGEND**

1. GLASS & METAL SLAB EDGE INFILL
2. TOWER - PRECAST PANELS W/FACTORY FINISH AND INTEGRAL COLOR
3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/ MASONRY VENEER
4. INSET GLASS
5. GLASS WITH METAL FRAME ACCENTS
6. RETAIL STOREFRONT GLASS
7. DARK METAL TRIM AND PERIODIC CANOPIES
8. PAINTED CMU AT BACK-OF-HOUSE ON ALLEY
9. MECHANICAL LOUVER
10. OVERHEAD COILING DOOR
11. SPANDREL GLASS W/DARK METAL FINIS AT PARKING
12. GLASS & METAL RAILINGS
13. DARK METAL TRANSITION BETWEEN PODIUM & TOWER
14. DARK STONE AT BASE OF BRICK PIERS
15. RETAIL STOREFRONT GLASS WITH DARK METAL FINIS AT DOUBLE-HEIGHT RESIDENTIAL LOBBY
16. DARK METAL COPING
17. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING



|  |   |  |
|--|---|--|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |   | <b>AXONOMETRIC DIAGRAM AT TOP<br/>OF BUILDING, SOUTHWEST<br/>CORNER</b><br><br><b>SCALE: 12" = 1'-0"</b> |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |   |  |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021 ADMINISTRATIVE AMENDMENT: 08/01/2022</b> |  |



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

November 15, 2022

Mariah DiGrino  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Minor Change to PD No. 1502, 640 W. Washington Blvd.**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1502 ("PD 1502"), 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 1502.

Your client and the sole property owner of PD No. 1502, 640 West Washington LLC, is seeking a minor change for the redevelopment of the site generally known as 640 W. Washington Boulevard. The following changes are proposed:

1. The height of the building is reduced from 529 feet (47 stories) to 475 feet (to top of elevator overrun at 43 stories).
2. The basement level is removed from the project. Parking that was previously to be located at the basement level is now integrated into the building podium. The previously approved count of 137 vehicular parking spaces is unchanged.
3. The height of the building podium is increased, resulting in an increase to the height of the perimeter wall surrounding the podium, from 46 feet above grade to 50 feet above grade.
4. The width of the tower (east-to-west) is increased from 67'-5" to 70'-1".
5. The location and configuration of amenity spaces is refined.
6. The pool will be relocated from the upper amenity deck to the podium amenity deck.
7. Minor changes to the overall tower design are proposed, however, the tower maintains the overall building massing, consisting of a slender tower situated on the western side of the podium, capped by a "crown."
8. No changes are proposed to the number of dwelling units; however, the proposed unit mix has changed. Correspondingly, a new affordable housing profile form (attached) has been executed by the Department of Housing (DOH) on November 10, 2022.
9. This Minor Change approval incorporates the following Bulk and Data Table and revised exhibits which replace the original PD exhibits:
  - a. Site Plan
  - b. South Elevation
  - c. East Elevation

- d. North Elevation
- e. West Elevation
- f. Axonometric Diagram at Base of Building, Southwest Corner
- g. Axonometric Diagram at Middle of Building, Southwest Corner
- h. Axonometric Diagram at Top of Building, Southwest Corner

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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 and PD No. 1502, 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,



Noah Szafraniec  
Assistant Commissioner

NS:hs

cc: Ald. Brendan Reilly  
Mike Marmo  
Erik Glass  
Ricardo Lopez  
Teresa McLaughlin  
Cindy Roubik  
Heidi Sperry  
Main file

## 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](http://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](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org)**. Applications that include off-site units should submit documentation listed on page two.

Date: 9-14-2022

### DEVELOPMENT INFORMATION

Development Name: 640 W Washington

Development Address: 640 W Washington

Zoning Application Number, if applicable:

Ward: 42

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 Crescent Heights

Developer Contact Jason Buchberg

Developer Address 655 West Irving Park Road, Suite 208, Chicago, IL

Email [jbuchberg@crescentheights.com](mailto:jbuchberg@crescentheights.com)

Developer Phone (773) 289-1577

Attorney Name Mariah DiGrino, DLA Piper

Attorney Phone (312) 368-7261

### TIMING

Estimated date marketing will begin July 2025

Estimated date of building permit\* July 2024

Estimated date ARO units will be complete September 2026

\*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)

\_\_\_\_\_  
Developer or their agent

**9/22/22**

Date

\_\_\_\_\_  
ARO Project Manager, DOH

**11/10/2022**

Date



AFFORDABLE REQUIREMENTS ORDINANCE

## ARO Web Form

### Applicant Contact Information

Name: Jason Buchberg

Email: jbuchberg@crescentheights.com

### Development Information

#### Address

Printed Date: 03/01/2021

Number From: 632    Number To: 658    Direction: W

Street Name: Washington Blvd

Postal Code: 60661

#### Development Name

640 W Washington

Are you rezoning to downtown?: YES

Is your project subject to the ARO Pilots?: NO

#### Information

Ward: 42

ARO Zone: Downtown

#### Details

ARO trigger: DP

Total units 413

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 01/27/2021

**Requirements**

Affordable units: 41 \*On-site aff. Units: 10

How do you intend to meet your required obligation

On-Site: 10 Off-Site: 0

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

Total Units: 10 In-Lieu Fee Owed: \$6,090,136.00

All projects with proposed ARO units must complete this tab

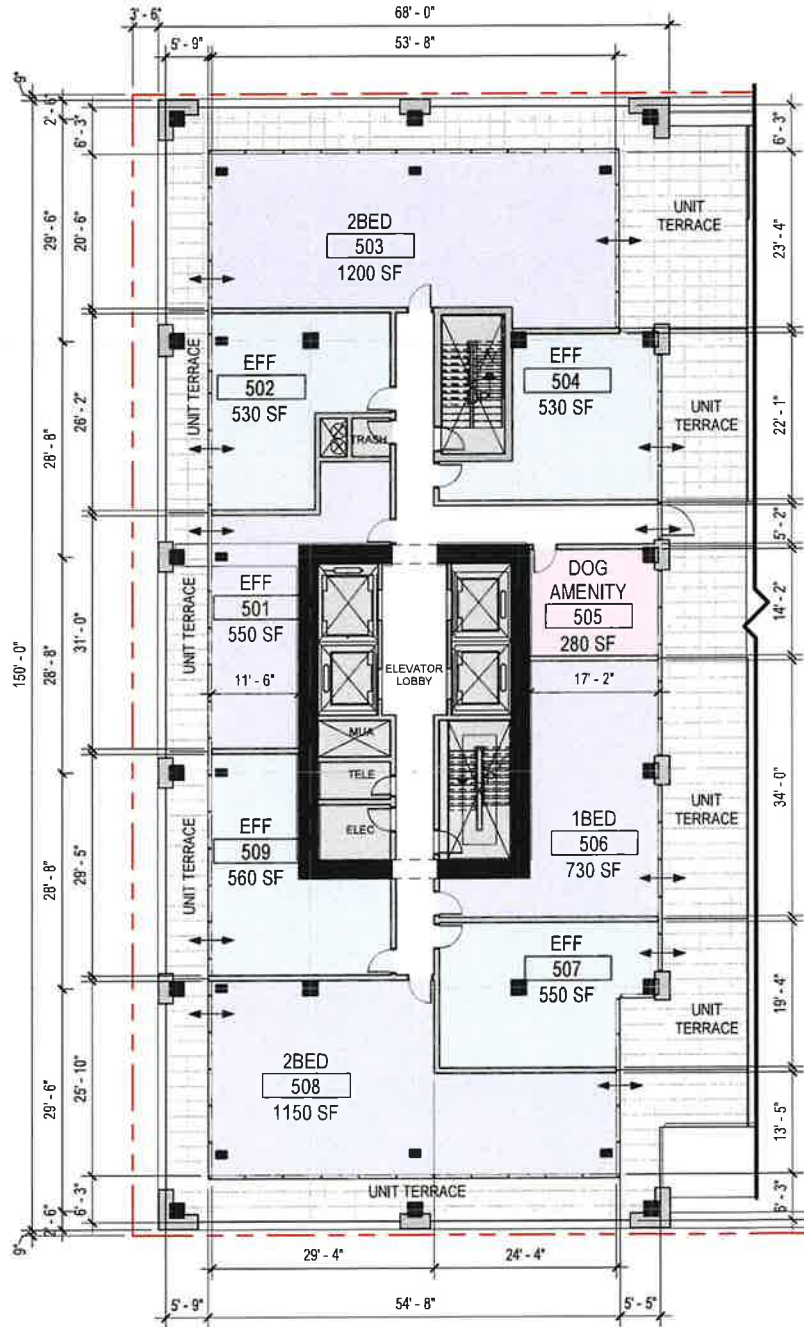
|  | Market Rate Units | Affordable Units    |
|--|-------------------|---------------------|
| <b>Parking</b>   | TBD               | Same as Market Rate |
| <b>Laundry</b>   | TBD               | Same as Market Rate |
| <b>Appliances</b>  |                   |                     |
| <b>Refrigerator</b><br><i>age/EnergyStar/make/model/color</i>          | TBD               | Same as Market Rate |
| <b>Dishwasher</b><br><i>age/EnergyStar/make/model/color</i>            | TBD               | Same as Market Rate |
| <b>Stove/Oven</b><br><i>age/EnergyStar/make/model/color</i>            | TBD               | Same as Market Rate |
| <b>Microwave</b><br><i>age/EnergyStar/make/model/color</i>             | TBD               | Same as Market Rate |
| <b>Bathroom(s)</b><br><i>how many?</i><br><i>Half bath? Full bath?</i> | TBD               | Same as Market Rate |
| <b>Kitchen countertops</b><br><i>material</i>                          | TBD               | Same as Market Rate |
| <b>Flooring</b><br><i>material</i>                                     | TBD               | Same as Market Rate |
| <b>HVAC</b>  | TBD               | Same as Market Rate |
| <b>Other</b>   | TBD               | Same as Market Rate |

| unit type | how many? | % of total | avg. square footage | how many?* | % of total | avg. square footage | affordable v. market square footage* |
|-----------|-----------|------------|---------------------|------------|------------|---------------------|--------------------------------------|
| studio    | 160       | 40%        | 468                 | 4          | 40%        | 510                 | 109%                                 |
| one-bed   | 158       | 39%        | 717                 | 4          | 40%        | 695                 | 97%                                  |
| two-bed   | 81        | 20%        | 1,126               | 2          | 20%        | 1,100               | 98%                                  |
| three-bed | 2         | 0%         | 1,880               | 0          | 0          | -                   | -                                    |
| four-bed  | 2         | 0%         | 2,270               | 0          | 0          | -                   | -                                    |

|                                       |                  |
|---------------------------------------|------------------|
| Address                               | 640 W Washington |
| Is this a For Sale or Rental Project? | Rental           |
| Anticipated average psf rent/price?*  | TBD              |

|                        |     |
|------------------------|-----|
| Total Units in Project | 413 |
| Total Affordable units | 10  |

| RESIDENTIAL 'TIER A' - LEVEL 5 |           |         |
|--------------------------------|-----------|---------|
| UNIT NUMBER                    | UNIT TYPE | AREA    |
| 501                            | EFF       | 550 SF  |
| 502                            | EFF       | 530 SF  |
| 503                            | 2BED      | 1200 SF |
| 504                            | EFF       | 530 SF  |
| 506                            | 1BED      | 730 SF  |
| 507                            | EFF       | 550 SF  |
| 508                            | 2BED      | 1150 SF |
| 509                            | EFF       | 560 SF  |
| TOTAL UNITS: 8                 |           |         |



TOWER PLAN - TIER A W/ TERRACES (LEVEL 5)

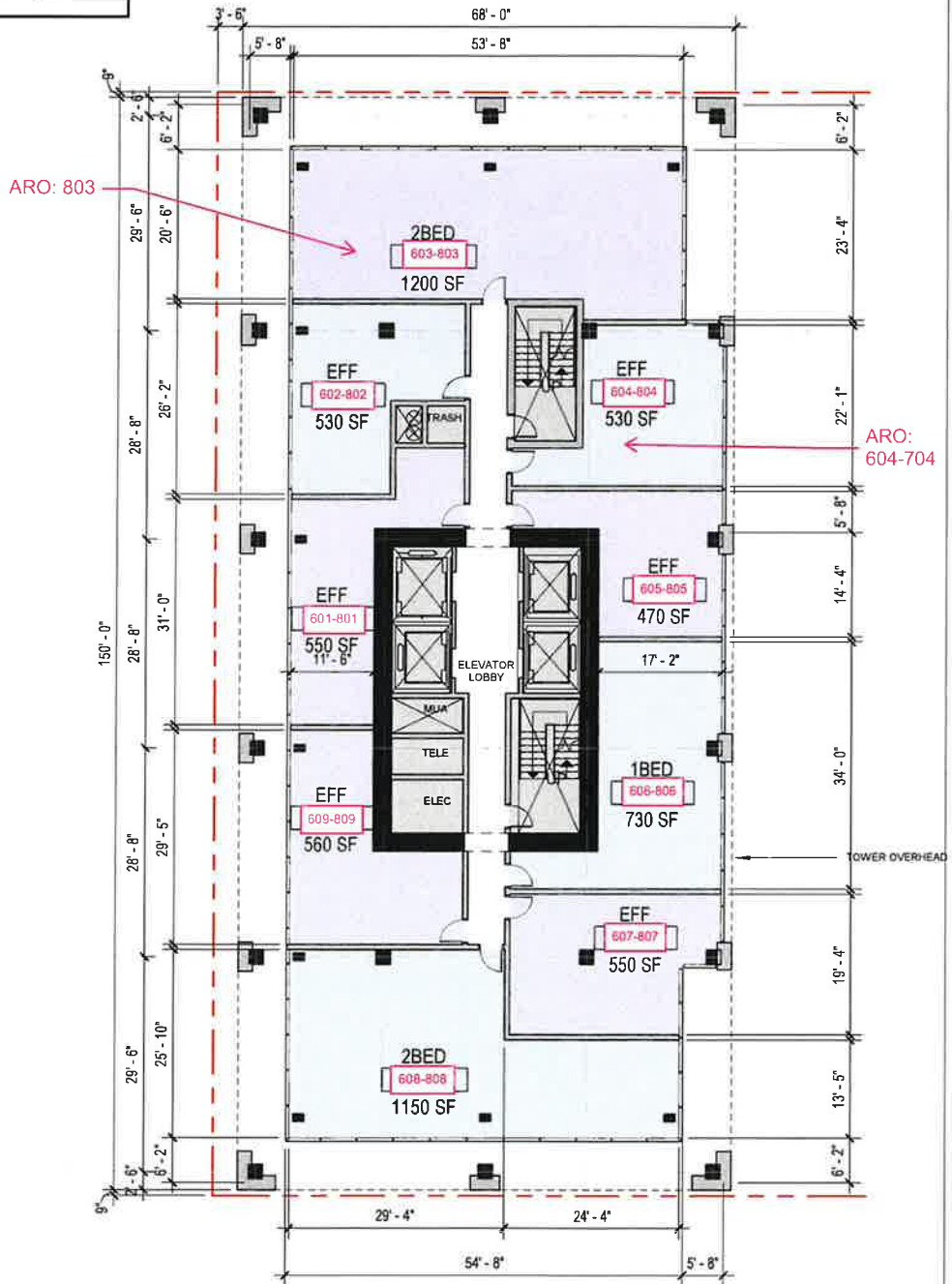
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER A' - LEVEL 6-8 |           |         |
|----------------------------------|-----------|---------|
| UNIT NUMBER                      | UNIT TYPE | AREA    |
| 601                              | EFF       | 550 SF  |
| 602                              | EFF       | 530 SF  |
| 603                              | 2BED      | 1200 SF |
| 604                              | EFF       | 530 SF  |
| 605                              | EFF       | 470 SF  |
| 606                              | 1BED      | 730 SF  |
| 607                              | EFF       | 550 SF  |
| 608                              | 2BED      | 1150 SF |
| 609                              | EFF       | 560 SF  |
| UNITS PER FLOOR: 9               |           |         |



TOWER PLAN - TIER A (LEVELS 6, 7, 8)

640 W WASHINGTON

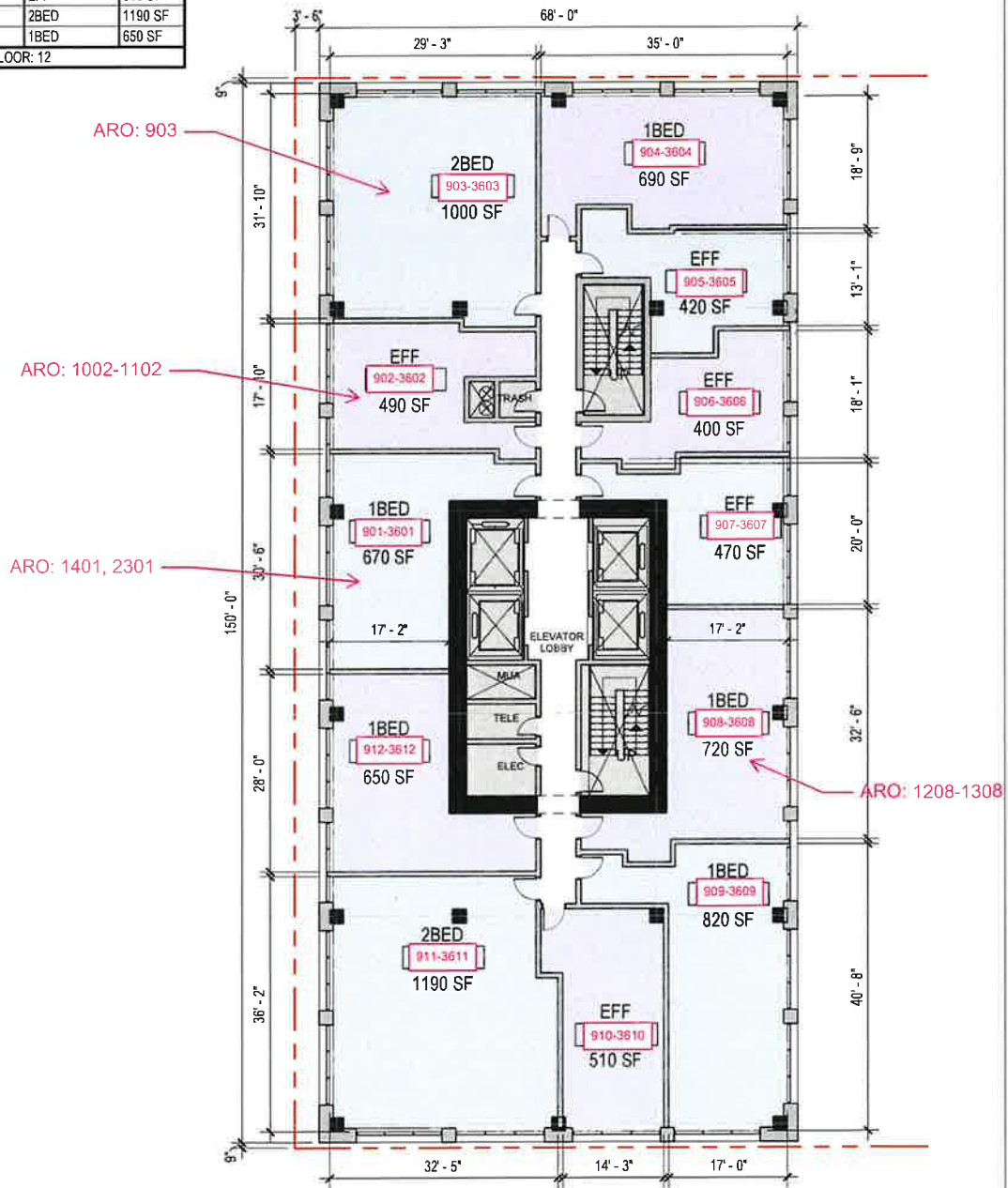
1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER B' - LEVELS 9-36 |           |         |
|------------------------------------|-----------|---------|
| UNIT NUMBER                        | UNIT TYPE | AREA    |
| 901                                | 1BED      | 670 SF  |
| 902                                | EFF       | 490 SF  |
| 903                                | 2BED      | 1000 SF |
| 904                                | 1BED      | 690 SF  |
| 905                                | EFF       | 420 SF  |
| 906                                | EFF       | 400 SF  |
| 907                                | EFF       | 470 SF  |
| 908                                | 1BED      | 720 SF  |
| 909                                | 1BED      | 820 SF  |
| 910                                | EFF       | 510 SF  |
| 911                                | 2BED      | 1190 SF |
| 912                                | 1BED      | 650 SF  |

UNITS PER FLOOR: 12



## TOWER PLAN - TIER B (LEVELS 9 TO 36)

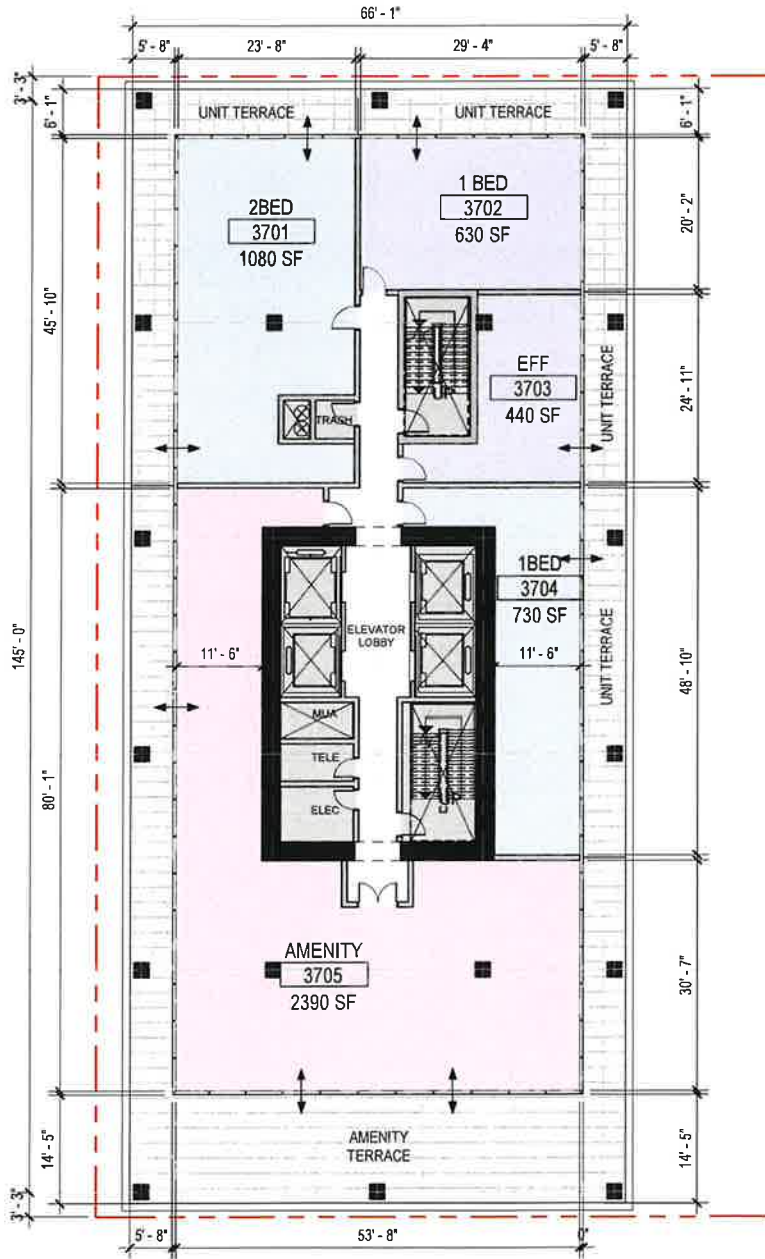
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER C' - LEVEL 37 |           |         |
|--------------------------------|-----------|---------|
| UNIT NUMBER                    | UNIT NAME | AREA    |
| 3701                           | 2BED      | 1080 SF |
| 3702                           | 1 BED     | 630 SF  |
| 3703                           | EFF       | 440 SF  |
| 3704                           | 1BED      | 730 SF  |
| TOTAL UNITS: 4                 |           |         |



TOWER PLAN - AMENITY (LEVEL 37)

640 W WASHINGTON

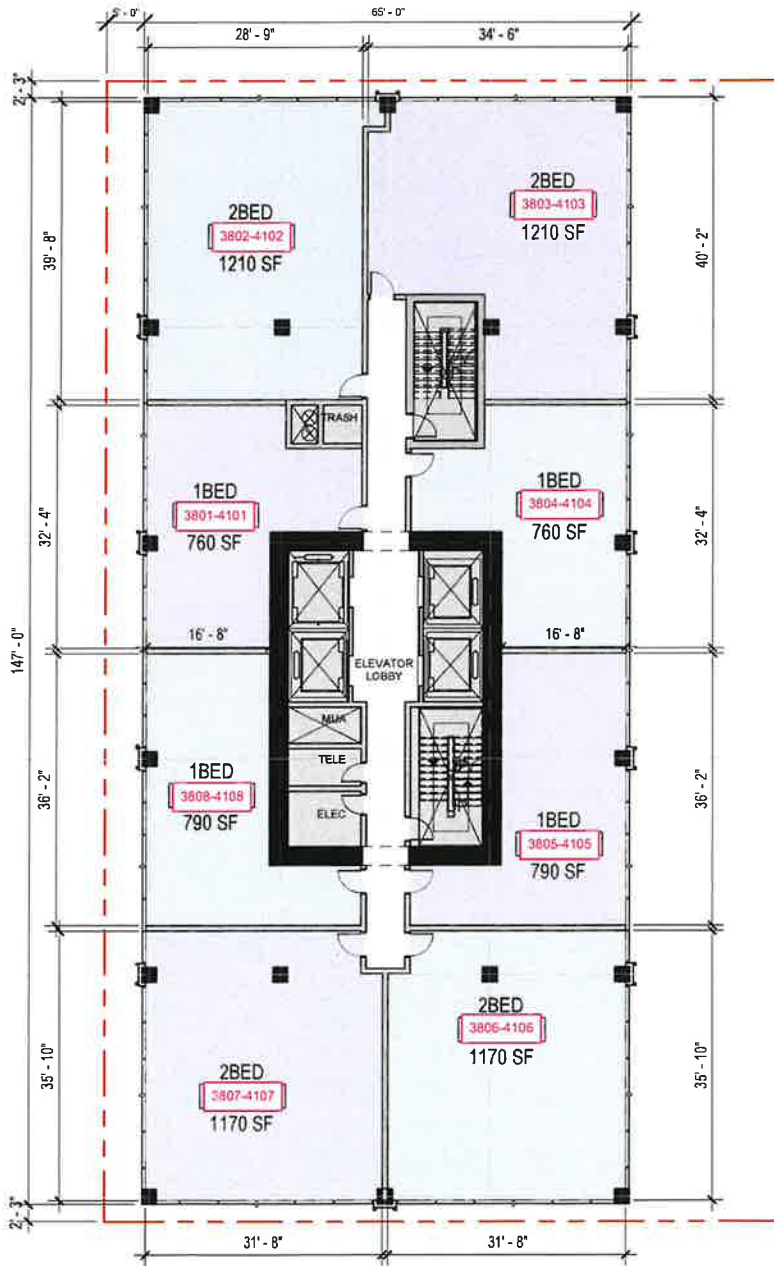
1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER D' - LEVELS 38-41 |      |         |
|-------------------------------------|------|---------|
| Number                              | Name | Area    |
| 3801                                | 1BED | 760 SF  |
| 3802                                | 2BED | 1210 SF |
| 3803                                | 2BED | 1210 SF |
| 3804                                | 1BED | 760 SF  |
| 3805                                | 1BED | 790 SF  |
| 3806                                | 2BED | 1170 SF |
| 3807                                | 2BED | 1170 SF |
| 3808                                | 1BED | 790 SF  |

UNITS PER FLOOR: 8



TOWER PLAN - TIER D (LEVEL 38 TO 41)

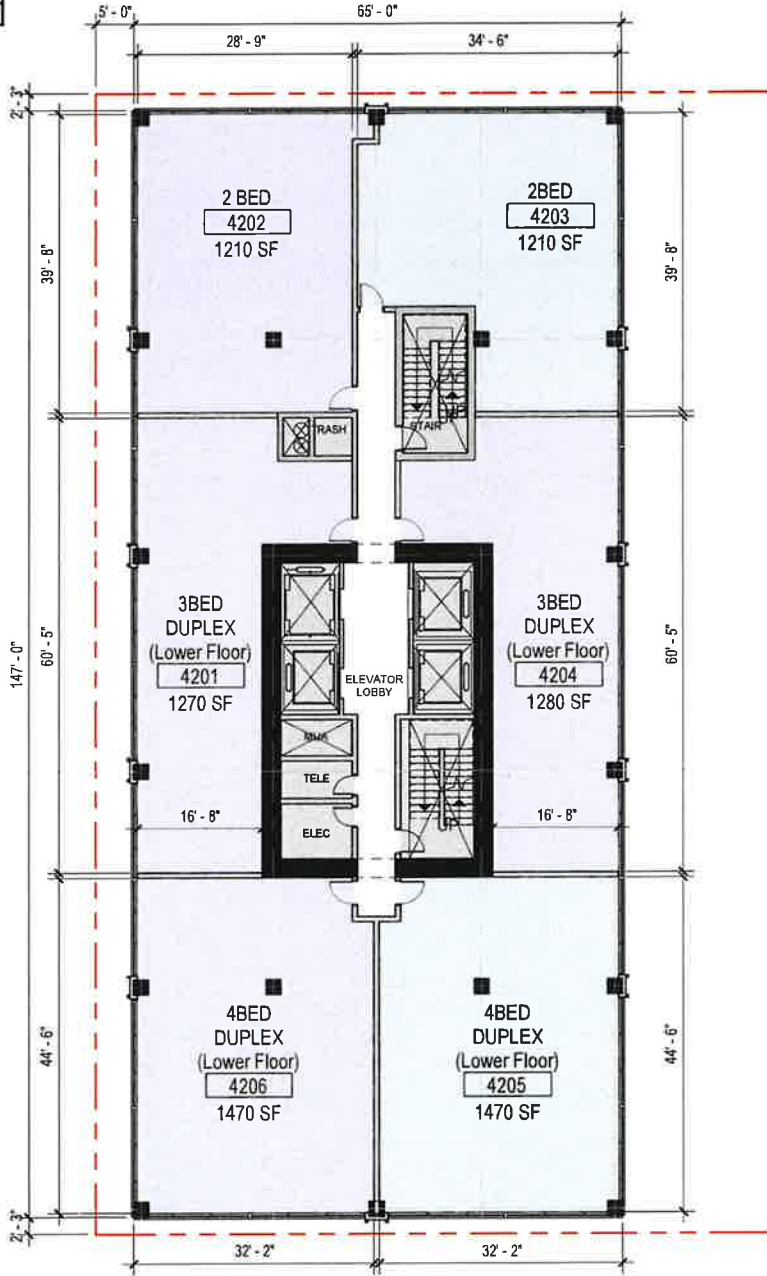
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL 'TIER D' - LEVEL 42 |                           |         |
|---------------------------------|---------------------------|---------|
| UNIT NUMBER                     | UNIT TYPE                 | AREA    |
| 4201                            | 3BED DUPLEX (Lower Floor) | 1270 SF |
| 4202                            | 2 BED                     | 1210 SF |
| 4203                            | 2BED                      | 1210 SF |
| 4204                            | 3BED DUPLEX (Lower Floor) | 1280 SF |
| 4205                            | 4BED DUPLEX (Lower Floor) | 1470 SF |
| 4206                            | 4BED DUPLEX (Lower Floor) | 1470 SF |
| TOTAL UNITS: 6                  |                           |         |



TOWER PLAN - PENTHOUSE (LEVEL 42)

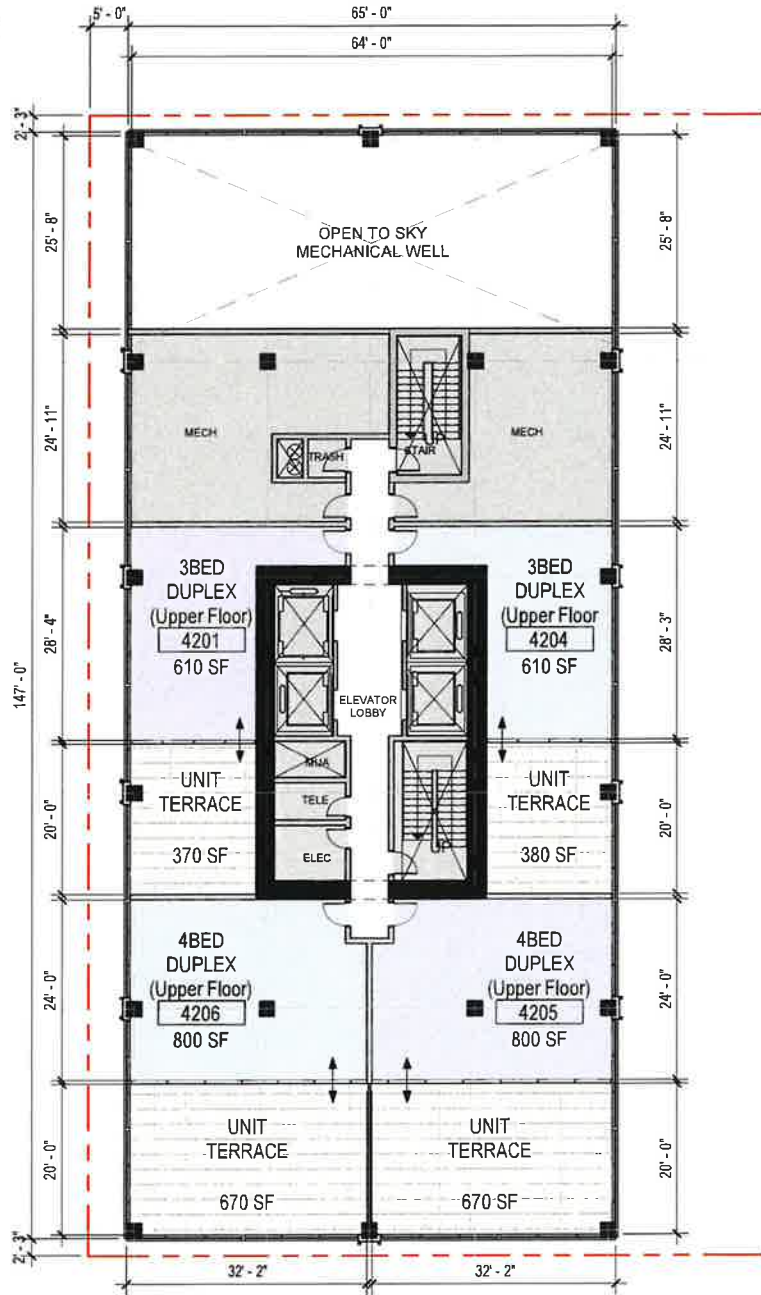
640 W WASHINGTON

1/16" = 1'-0"

08/05/2022



| RESIDENTIAL TIER D' - LEVEL 43 |                           |        |
|--------------------------------|---------------------------|--------|
| UNIT NUMBER                    | UNIT TYPE                 | AREA   |
| 227                            | ELEVATOR LOBBY            | 310 SF |
| 4201                           | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4204                           | 3BED DUPLEX (Upper Floor) | 610 SF |
| 4205                           | 4BED DUPLEX (Upper Floor) | 800 SF |
| 4206                           | 4BED DUPLEX (Upper Floor) | 800 SF |
| TOTAL UNITS: 5                 |                           |        |



TOWER PLAN - ROOF (LEVEL 43)

640 W WASHINGTON

1/16" = 1'-0"

08/05/2022





**DLA Piper** LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Mariah F. DiGrino  
Mariah.digrino@us.dlapiper.com  
T 312.368.7261  
F 312.251.2856

September 23, 2022

Patrick Murphey, Zoning Administrator  
Department of Planning and Development  
121 N. LaSalle St.  
Room 900  
Chicago, Illinois 60602  
Attn: Teresa McLaughlin

**Re: Planned Development No. 1502 / 640 W. Washington  
Request for Minor Change - UPDATED**

Dear Mr. Murphey:

On behalf of my client, 640 West Washington LLC (the “**Developer**”), and pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance, I respectfully request a minor change to Planned Development Number 1502 (“**PD 1502**”). This UPDATED request updates and supersedes the request submitted by letter dated January 12, 2022, and incorporates feedback received from DPD and the community.

Enclosed are an updated Bulk and Data Table and the following substitute exhibits dated “Administrative Amendment: 08/01/2022,” depicting the proposed changes:

- Site Plan
- South Elevation
- East Elevation
- North Elevation
- West Elevation
- Axonometric Diagram at Base of Building, Southwest Corner
- Axonometric Diagram at Middle of Building, Southwest Corner
- Axonometric Diagram at Top of Building, Southwest Corner

The Developer is the owner of all of the property within PD 1502. The changes are the result of further design refinements to the building as more detailed permit-level plans are developed and the location and configuration of amenity spaces are refined, including the relocation of the pool from the upper amenity deck to the podium amenity deck.

The changes generally consist of the following:

- The height of the building would be reduced from 529 feet at 47 stories to 475 feet (to top of elevator overrun) at 43 stories.



September 23, 2022  
Page Two

- The basement level has been removed from the project. Parking that was previously to be located in the basement level has been integrated into the building podium.
- The height of the building podium would be slightly increased, resulting in an increase to the height of the perimeter wall surrounding the podium, from 46 feet above grade to 50 feet above grade.
- In response to DPD's feedback, the Developer no longer proposes to reduce the number of parking spaces, but would retain the previously-approved count of 137 spaces.

No changes are proposed to the number of dwelling units, permitted uses, or floor area. The design maintains the overall building massing, consisting of a slender tower situated on the western side of the podium, capped by a "crown", as well as the building material concept.

The requested minor change is authorized pursuant to Section 17-13-0611-A of the Zoning Ordinance. The change does not represent a change in the character of the development, nor increase the allowable FAR, number of units or reduce the minimum required distance between structures or in periphery setbacks.

Thank you for your time and consideration of this request. The required \$1,500 application fee was previously delivered to you. Hard copies are being sent by messenger to City Hall. If there is additional information that you require, please do not hesitate to contact me.

Very truly yours,

**DLA Piper LLP (US)**

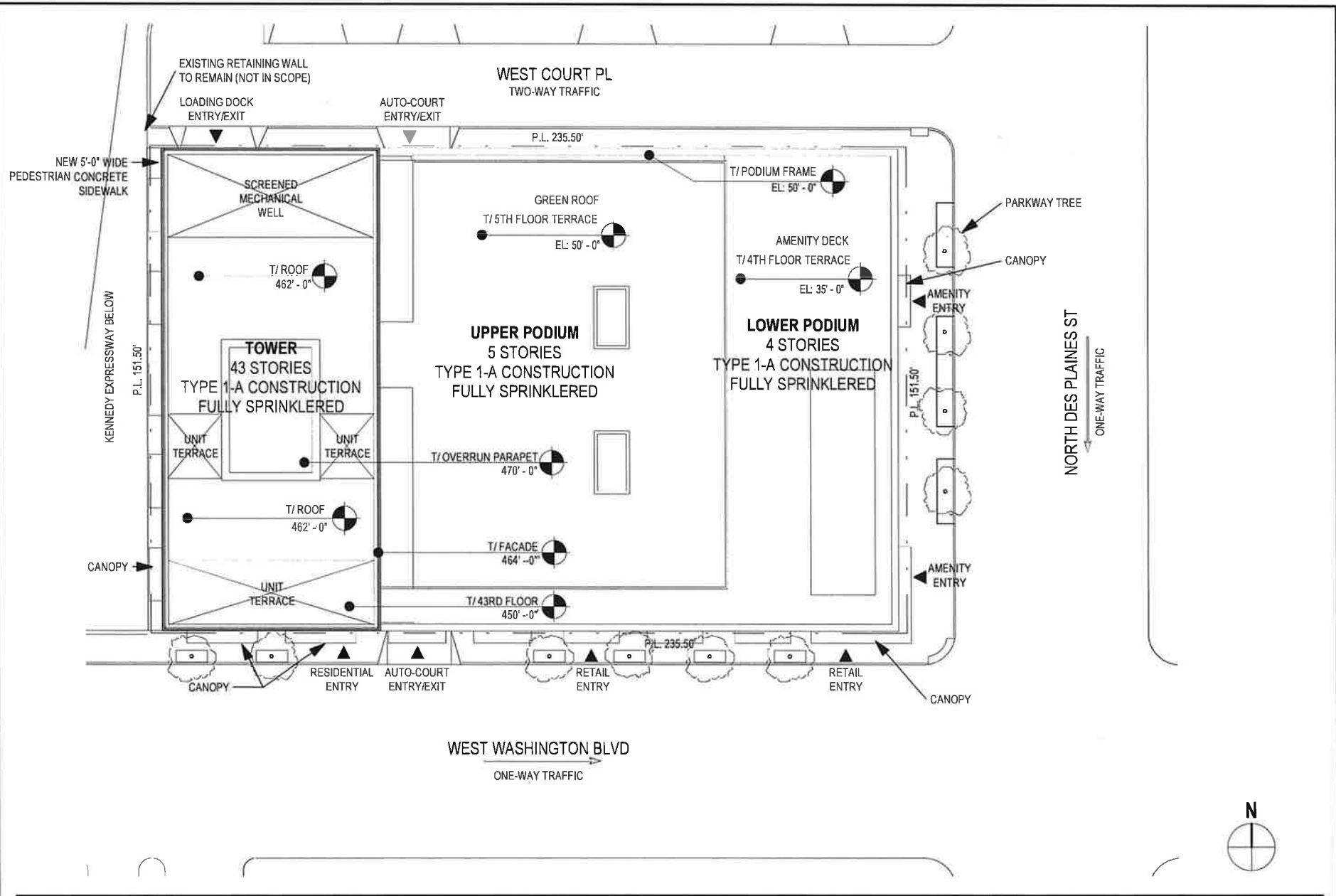
A handwritten signature in black ink that reads "Mariah F. DiGrino".

Mariah F. DiGrino

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1502**  
**BULK REGULATIONS AND DATA TABLE**

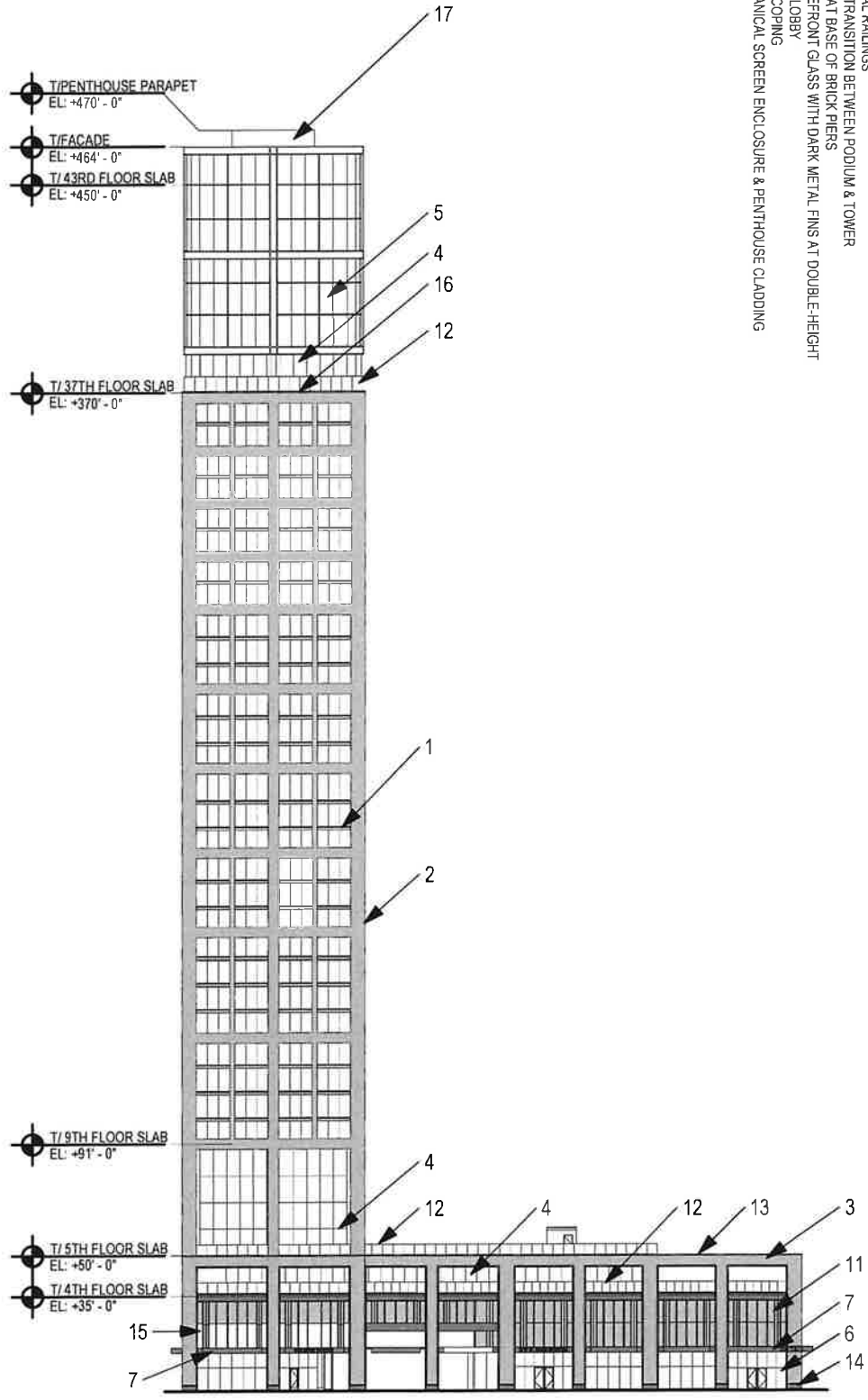
*Updated per UPDATED Minor Change Request September 23, 2022*

|                                    |             |
|------------------------------------|-------------|
| Gross Site Area (sf):              | 58,268      |
| Area of Public Rights-of-Way (sf): | 22,601      |
| Net Site Area (sf):                | 35,667      |
| Maximum Floor Area Ratio:          | 11.5        |
| Maximum Number of Dwelling Units:  | 413         |
| Parking Spaces:                    | 137         |
| Bicycle Parking:                   | 221         |
| Loading Berth:                     | 2 (10'x25') |
| Maximum Building Height:           | 475'        |
| Minimum Setbacks:                  | Per plans   |



|  |                                      |   |                           |
|--|--------------------------------------|---|---------------------------|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |                                      |   | <b>SITE PLAN</b>          |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |                                      |   |                           |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021</b> | <b>ADMINISTRATIVE AMENDMENT: 08/01/2022</b> | <b>SCALE: 1" = 40'-0"</b> |

- MATERIAL LEGEND**
1. GLASS & METAL SLAB EDGE INFILL
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  3. PODIUM - CHARCOAL GRAY PAINTED CONCRETE FRAME W/ MASONRY VENEER INSET GLASS
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  16. METAL MECHANICAL SCREEN ENCLOSURE & PENTHOUSE CLADDING
  - 17.



**APPLICANT:** 640 WEST WASHINGTON, LLC

**ADDRESS OF PROJECT:** 640 W. WASHINGTON BLVD.

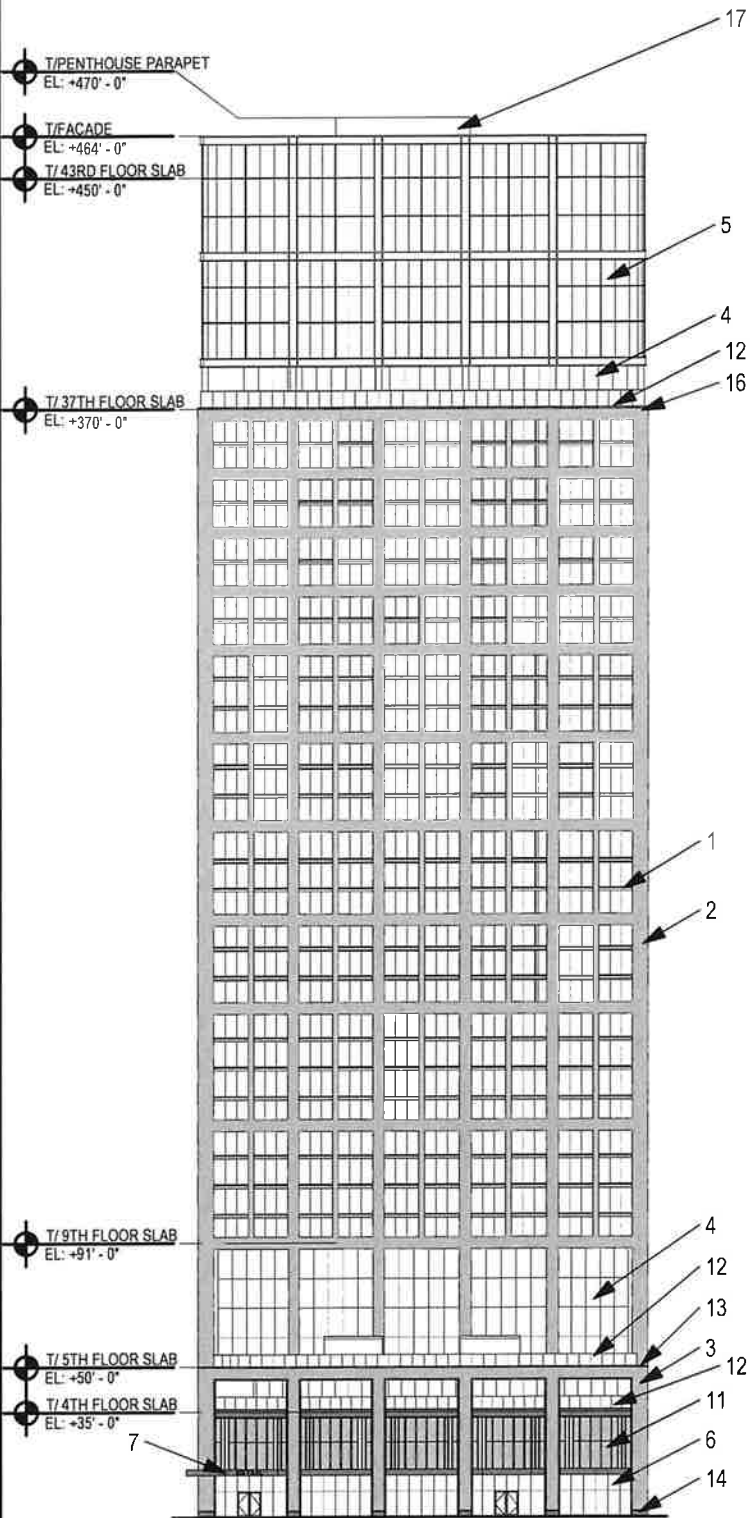
**INTRODUCTION:** JANUARY 27, 2021 | **PLAN COMMISSION:** MAY 20, 2021 | **ADMINISTRATIVE AMENDMENT:** 08/01/2022

**SOUTH ELEVATION**

**SCALE: 1" = 60' - 0"**

**MATERIAL LEGEND**

1. GLASS & METAL SLAB EDGE INFILL
2. TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
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**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

**INTRODUCTION: JANUARY 27, 2021 PLAN COMMISSION: MAY 20, 2021**

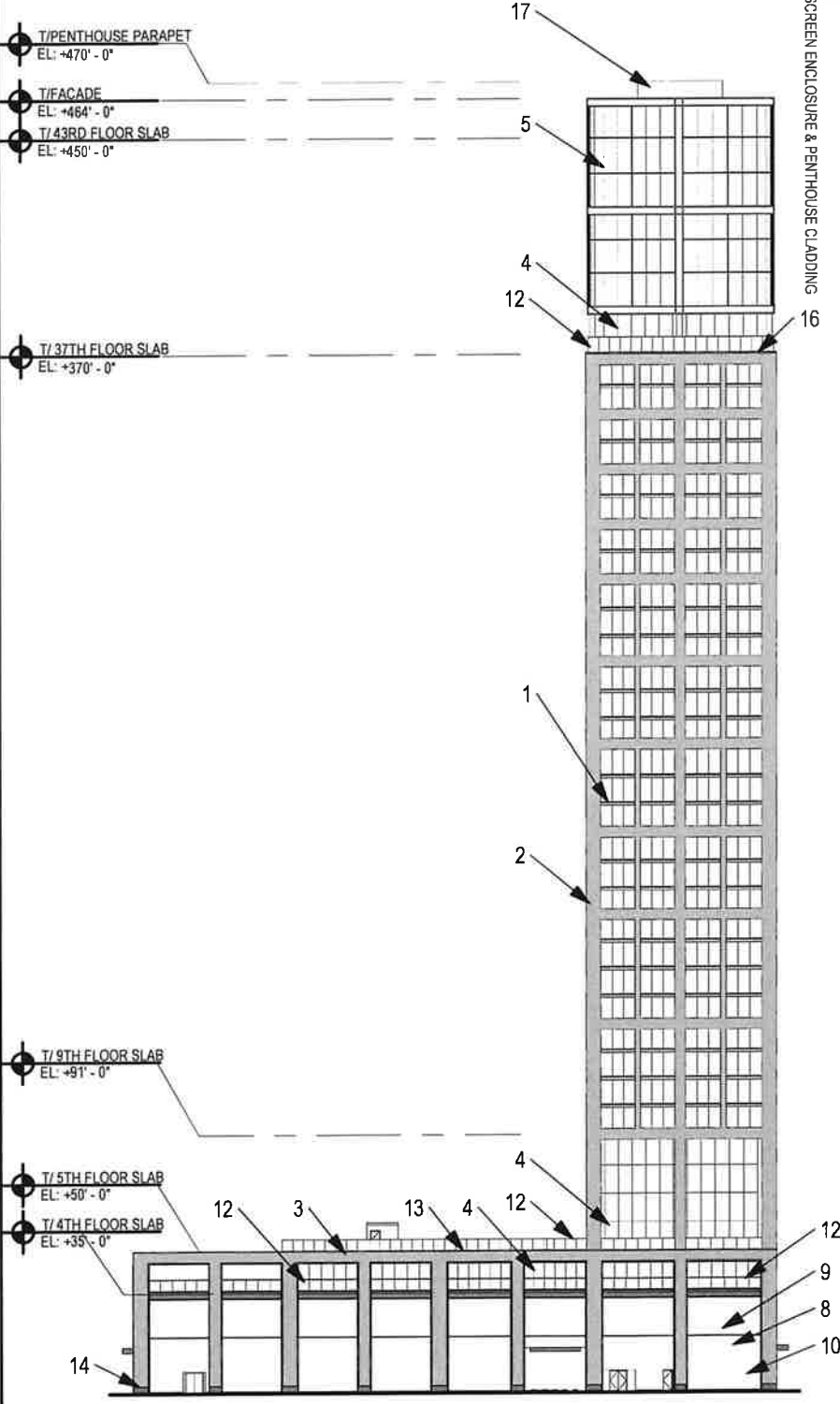
**ADMINISTRATIVE AMENDMENT: 08/01/2022**

**EAST ELEVATION**

**SCALE: 1" = 60' - 0"**

**MATERIAL LEGEND**

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**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

**INTRODUCTION: JANUARY 27, 2021**

**PLAN COMMISSION: MAY 20, 2021**

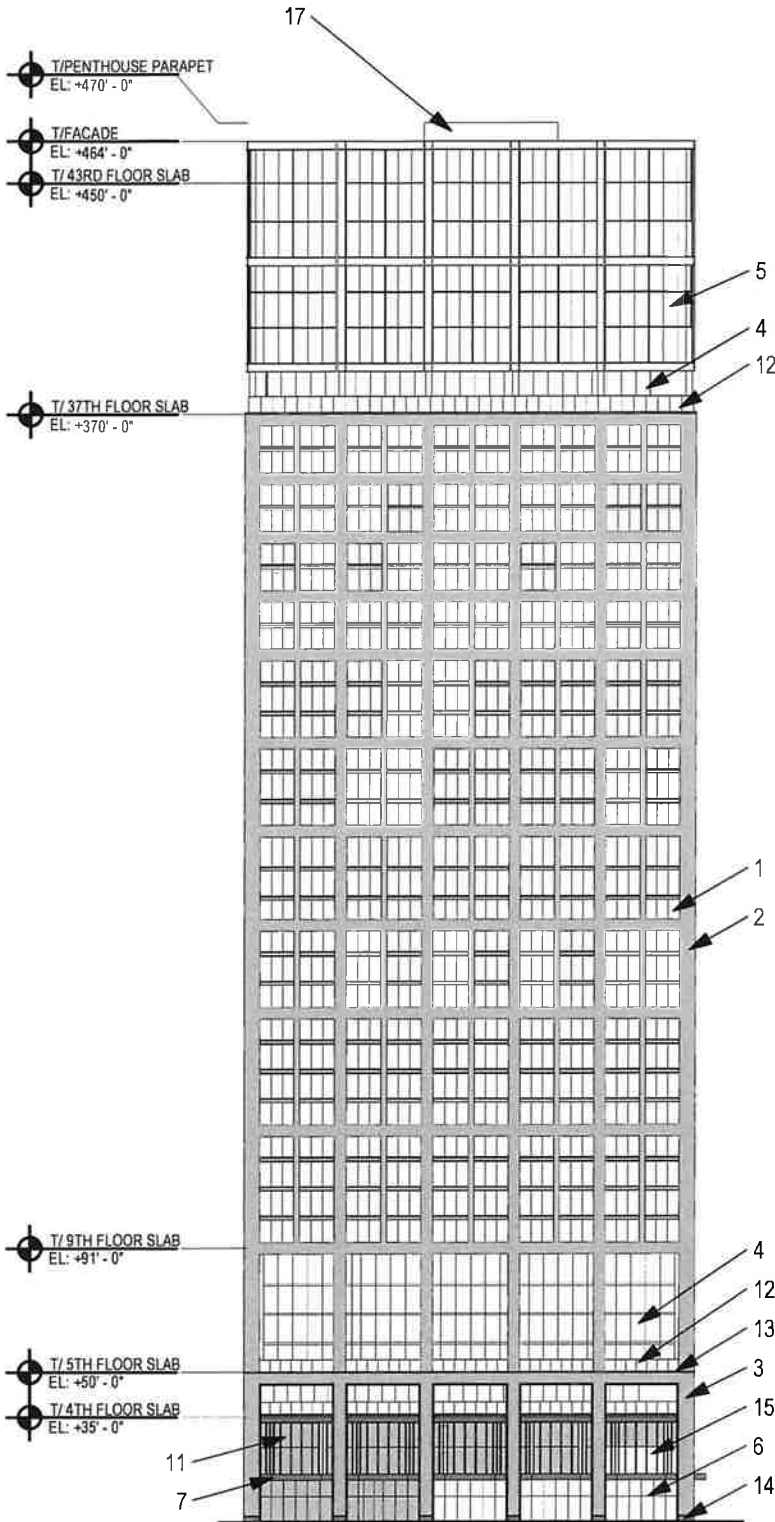
**ADMINISTRATIVE AMENDMENT: 08/01/2022**

**NORTH ELEVATION**

**SCALE: 1" = 60'-0"**

**MATERIAL LEGEND**

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**APPLICANT: 640 WEST WASHINGTON, LLC**

**ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.**

**INTRODUCTION: JANUARY 27, 2021**

**PLAN COMMISSION: MAY 20, 2021**

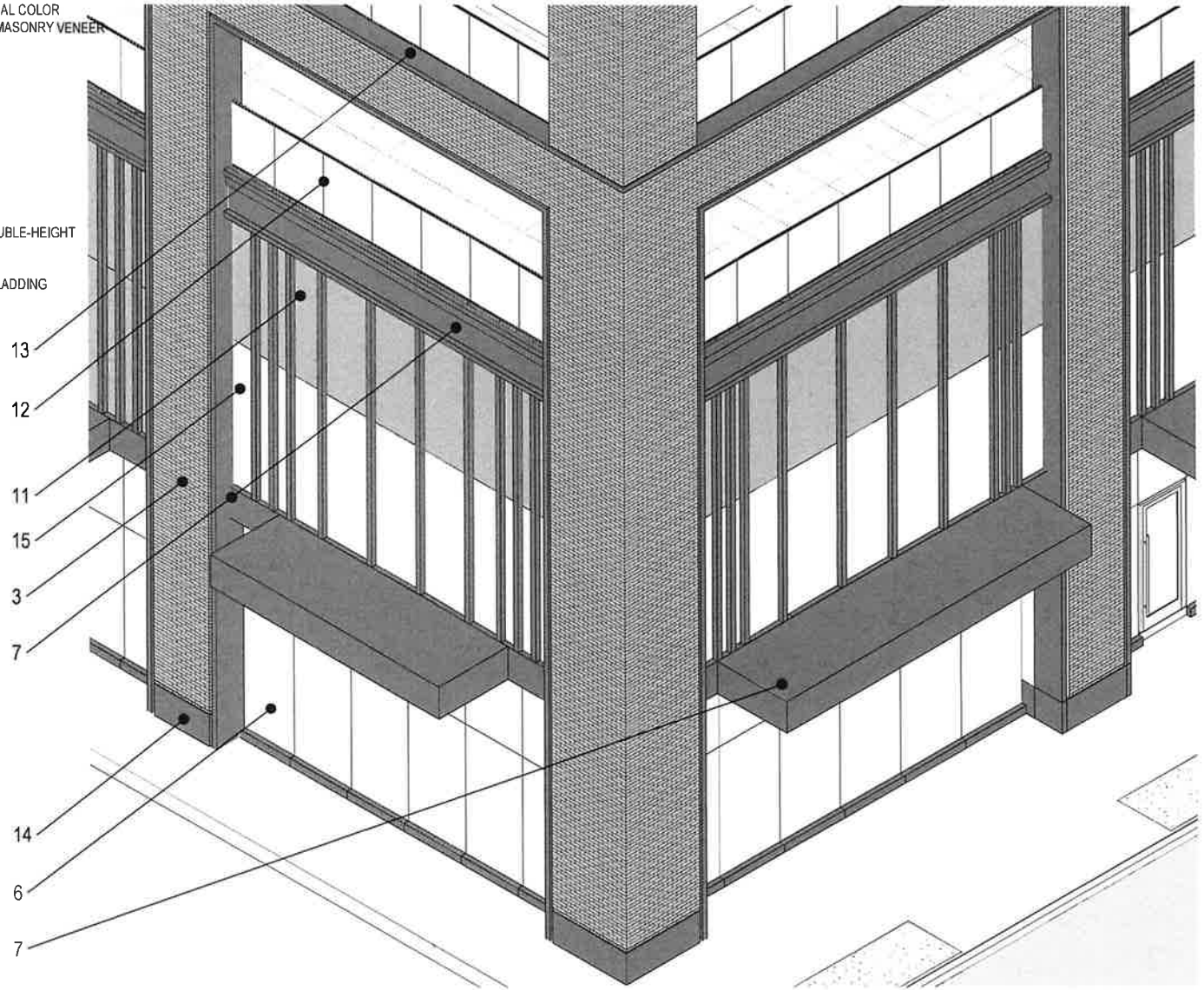
**ADMINISTRATIVE AMENDMENT: 08/01/2022**

**WEST ELEVATION**

**SCALE: 1" = 60'-0"**

**MATERIAL LEGEND**

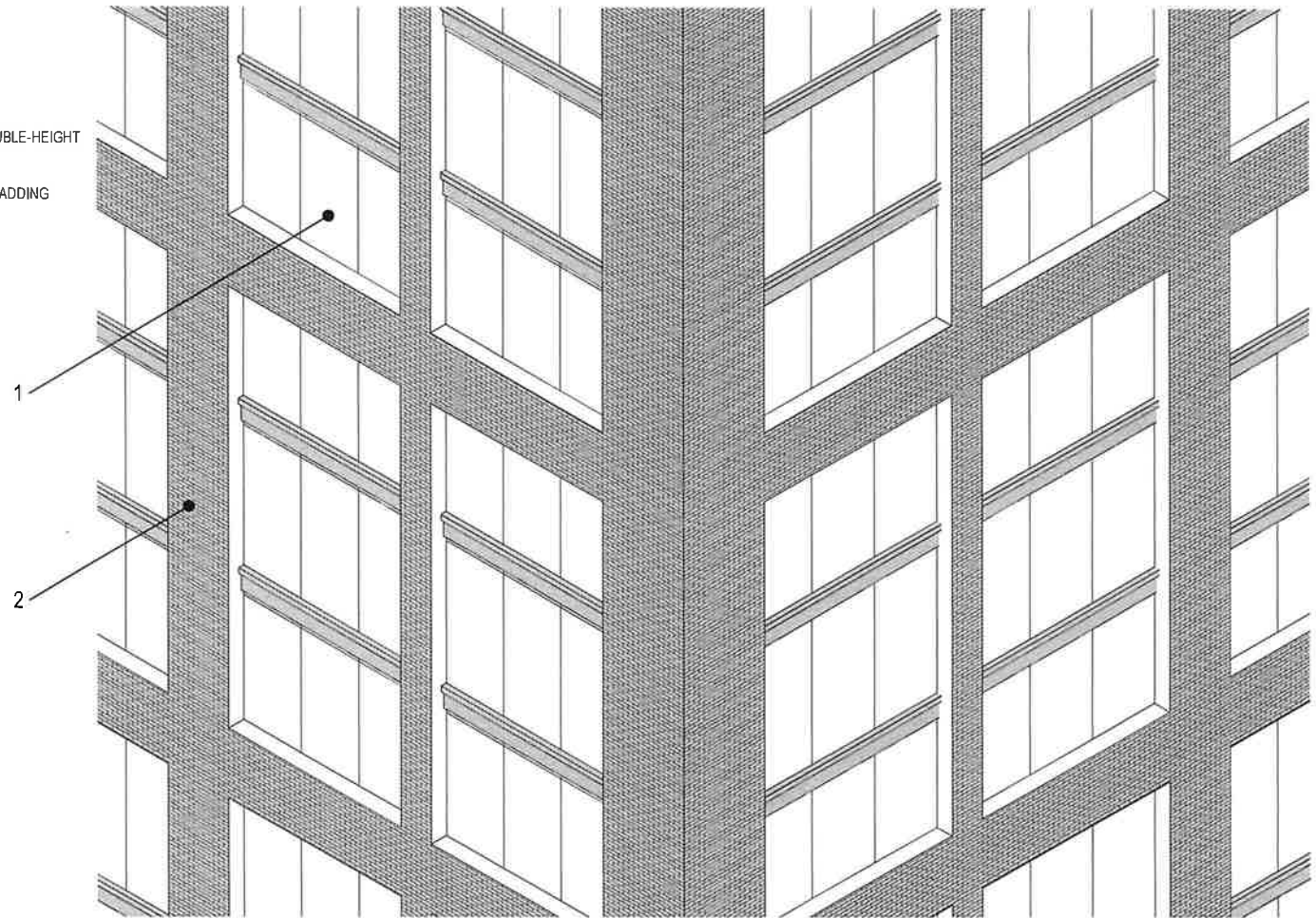
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|  |                                      |   |  |
|--|--------------------------------------|---|--|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |                                      |   | <b>AXONOMETRIC DIAGRAM AT<br/>BASE OF BUILDING, SOUTHWEST<br/>CORNER</b> |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |                                      |   |  |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021</b> | <b>ADMINISTRATIVE AMENDMENT: 08/01/2022</b> | <b>SCALE: 12" = 1'-0"</b>  |

**MATERIAL LEGEND**

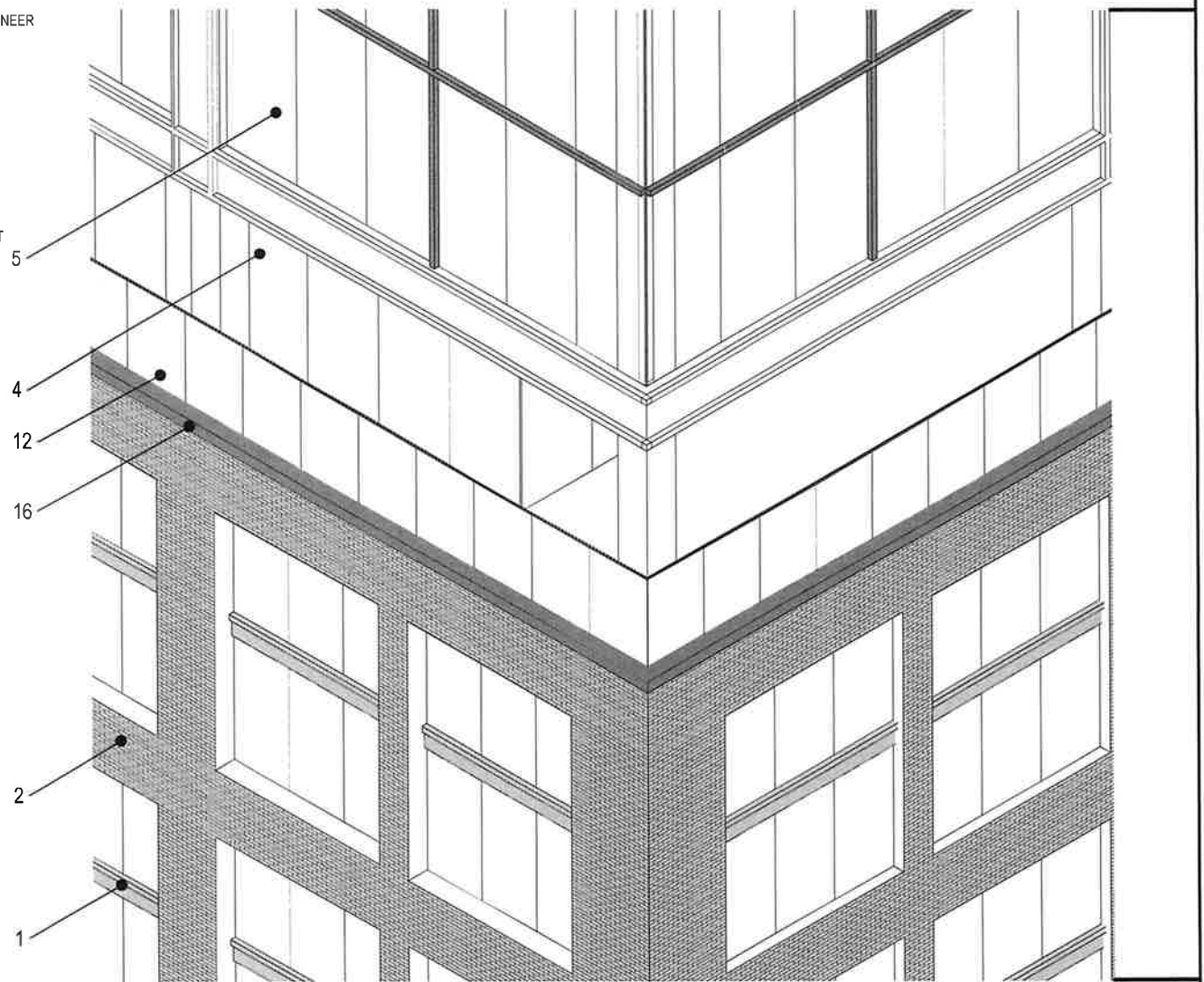
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|  |  |   |                           |
|--|--|---|---------------------------|
| <b>APPLICANT:</b> 640 WEST WASHINGTON, LLC         | <b>AXONOMETRIC DIAGRAM AT<br/>MIDDLE OF BUILDING,<br/>SOUTHWEST CORNER</b> |   |                           |
| <b>ADDRESS OF PROJECT:</b> 640 W. WASHINGTON BLVD. |  |   |                           |
| <b>INTRODUCTION:</b> JANUARY 27, 2021              | <b>PLAN COMMISSION:</b> MAY 20, 2021                                       | <b>ADMINISTRATIVE AMENDMENT:</b> 08/01/2022 | <b>SCALE: 12" = 1'-0"</b> |

**MATERIAL LEGEND**

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|  |                                      |   |   |
|--|--------------------------------------|---|---|
| <b>APPLICANT: 640 WEST WASHINGTON, LLC</b>         |                                      |   | <b>AXONOMETRIC DIAGRAM AT TOP<br/>OF BUILDING, SOUTHWEST<br/>CORNER</b> |
| <b>ADDRESS OF PROJECT: 640 W. WASHINGTON BLVD.</b> |                                      |   |   |
| <b>INTRODUCTION: JANUARY 27, 2021</b>              | <b>PLAN COMMISSION: MAY 20, 2021</b> | <b>ADMINISTRATIVE AMENDMENT: 08/01/2022</b> | <b>SCALE: 12" = 1'-0"</b>   |



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 24, 2022

Mariah F. DiGrino  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Minor change to PD 1502, 640 W. Washington Blvd.**

Dear Ms. DiGrino:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1502 ("PD 1502") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1502.

PD 1502 was approved by the City Council on May 26, 2021, to allow for the construction of a 47-story, 413 unit building at 640 W. Washington Blvd. While the design of the proposed building is still being refined, and on behalf of the sole property owner of the PD, 640 West Washington LLC, you are seeking a minor change to continue the use of the property as a non-accessory, surface parking lot, pending construction of the approved building. Per your request, the property has been used and operated as a non-accessory surface parking lot since at least 2002.

The Department of Planning and Development has determined that allowing the continued use of the property as a non-accessory parking lot until development commences pursuant to the PD 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. The non-accessory parking lot must cease to operate upon pursuit of the approved uses in the PD. Also, as you are aware, the underlying zoning of PD 1502 is a DX district and special use approval is required for a non-accessory parking lot containing 1 to 249 spaces. If the PD were to lapse and sunset, the continued use of non-accessory parking will require approval of a new special use, pursuant to Section 17-4-0207-LL2 of the Zoning Ordinance.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1502, 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,

  
Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 50.

Nays -- None.

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

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-F.*  
(Application No. A-8639)  
(Common Address: 100 W. Randolph St.)

[O2021-1120]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all the Business Planned Development Number 270 symbols and indications shown on Map Number 1-F in the area bounded by:

West Lake Street; North Clark Street; West Randolph Street; and North LaSalle Street, to the designation of DC-16 Downtown Core 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. 1-F.*  
(As Amended)

(Application No. 20594)  
(Common Address: 640 -- 664 W. Washington Blvd., 100 -- 114 N. Desplaines St.  
And 641 -- 661 W. Court Pl.)

[SO2021-317]

*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 DX-7 Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Court Place; North Desplaines Street; West Washington Boulevard; and the east right-of-way line of the John F. Kennedy Expressway,

to those of a Business-Residential Planned Development 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 a part thereof 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:

*Business-Residential Planned Development No. 1502.*

*Planned Development Statements.*

1. The area delineated herein as Business-Residential Planned Development Number 1502 (the "Planned Development") consists of approximately 35,667 square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 640 West Washington LLC.
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, 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.
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 Departments of Planning and Development and 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.

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 17 Statements and a Bulk Regulations Table; an Existing Zoning Map; Existing Land-Use Map; a Property and Planned Development Boundary Map; a Site Plan; and Building Elevations (North, South, East, West) prepared by HPA and dated May 20, 2021, submitted herein. 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 Planned Development: dwelling units above the ground floor; indoor participant sports and recreation; eating and drinking establishments (all, including taverns); general retail sales; food and beverage retail sales; liquor sales; medical service; office; personal service; day care; private club; co-located wireless communication facilities; incidental and accessory uses and accessory 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 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 35,667 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, 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.

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.

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, 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 and conserves energy and natural resources. 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 Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval

shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the Department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "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 (ARO Units) as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate: (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (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 Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 413 units. As a result, the Applicant's affordable housing obligation is 41 ARO units (10 percent of 413, rounded down), 10 of which are Required Units (25 percent of 41, rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$5,826,109 ("Cash Payment") and providing 10 ARO Units in the rental building to be constructed in the Planned Development, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit \_\_\_\_\_. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and with respect to the Required Units, execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 Planned Development, 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 16, 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 Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[4<sup>th</sup> Floor to 7<sup>th</sup> Floor -- Residential Zone "A"; 8<sup>th</sup> Floor to 21<sup>st</sup> Floor -- Residential Zone "B"; 22<sup>nd</sup> Floor to 37<sup>th</sup> Floor -- Residential Zone "C"; 38<sup>th</sup> Floor -- Sky Amenity and Residential; 39<sup>th</sup> Floor to 41<sup>st</sup> Floor -- Residential Zone "D"; 42<sup>nd</sup> Floor and 43<sup>rd</sup> Floor -- Residential Zone "F"; 44<sup>th</sup> Floor -- Sky Amenity; 45<sup>th</sup> Floor -- Penthouse and Pool Amenity; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Site Plan; North, South, East and West Building Elevations; and Axonometric Diagram at Base, Middle and Top of Building, Southwest Corner referred to in these Plan of Development Statements printed on pages 30916 through 30935 of this *Journal*.]

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

*Business-Residential Planned Development No. 1502.*

*Bulk Regulations And Data Table.*

|   |                        |
|---|------------------------|
| Gross Site Area (square feet):              | 58,268                 |
| Area of Public Rights-of-Way (square feet): | 22,601                 |
| Net Site Area (square feet):                | 35,667                 |
| Maximum Floor Area Ratio:                   | 11.5                   |
| Maximum Number of Dwelling Units:           | 413                    |
| Parking Spaces:                             | 137                    |
| Bicycle Parking:                            | 221                    |
| Loading Berth:                              | 2 (10 feet by 25 feet) |
| Maximum Building Height:                    | 529 feet               |
| Minimum Setbacks:                           | Per plans              |

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**ARO 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 18, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date: 03/08/2021

**DEVELOPMENT INFORMATION**

Development Name: 640 W Washington

Development Address: 640 W Washington

Zoning Application Number, if applicable:

Ward: 42

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

Heidi Sperry

**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 Crescent Heights

Developer Contact Jason Buchberg

Developer Address 655 West Irving Park Road; suite 208

Email [jbuchberg@crescentheights.com](mailto:jbuchberg@crescentheights.com)

Developer Phone 773-289-1577

Attorney Name Mariah DiGrino; DLA Piper

Attorney Phone 312 368 7261

**TIMING**

Estimated date marketing will begin TBD

Estimated date of building permit\* TBD

Estimated date ARO units will be complete TBD

\*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)

*jason buchberg*

March 23 2021

Developer or their agent

Date

March 19 2021

Justin Root or Denise Roman, DOH

Date





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ARO Web Form

**Applicant Contact Information**

Name: Jason Buchberg

Email: jbuchberg@crescentheights.com

**Development Information**

**Address**

Printed Date: 03/01/2021

Number From: 632    Number To: 658    Direction: W

Street Name: Washington Blvd

Postal Code: 60661

**Development Name**

640 W Washington

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Information**

Ward: 42

ARO Zone: Downtown

**Details**

ARO trigger: DP

Total units 413

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 01/27/2021

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**Requirements**

Affordable units: 41 \*On-site aff. Units: 10

How do you intend to meet your required obligation

On-Site: 10 Off-Site: 0

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

Total Units: 10 In-Lieu Fee Owed: 5,826,109

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All projects with proposed ARO units must complete this tab

|   | Market Rate Units | Affordable Units    | Summary   |           |            |                     |            |            |                     |                                      |
|---|-------------------|---------------------|-----------|-----------|------------|---------------------|------------|------------|---------------------|--------------------------------------|
|   |                   |                     | unit type | how many? | % of total | avg. square footage | how many?* | % of total | avg. square footage | affordable vs market square footage* |
| parking   | TBD               | Same as Market Rate | studio    | 177       | 44%        | 554                 | 4          | 40%        | 500                 | 90%                                  |
| laundry   | TBD               | Same as Market Rate | one-bed   | 127       | 32%        | 678                 | 3          | 30%        | 627                 | 92%                                  |
| appliances  |                   |                     | two-bed   | 95        | 24%        | 1,055               | 3          | 30%        | 970                 | 92%                                  |
| refrigerator<br>make/energy star/make/model/color | TBD               | Same as Market Rate | three-bed | 14        | 3%         | 1,772               | 0          | 0%         | #DIV/0!             | #DIV/0!                              |
| dishwasher<br>make/energy star/make/model/color   | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| stove/Oven<br>make/energy star/make/model/color   | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| microwave<br>make/energy star/make/model/color    | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| bathroom(s)<br>how many?<br>alf bath? Full bath?  | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| kitchen countertops<br>material                   | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| flooring<br>material                              | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| VAC   | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |
| other   | TBD               | Same as Market Rate |           |           |            |                     |            |            |                     |                                      |

|  |                  |
|--|------------------|
| Project Name                             | 640 W Washington |
| Zoning Application number, if applicable |                  |
| Address                                  | 640 W Washington |
| is this a For Sale or Rental Project?    | Rental           |
| Anticipated average psf rent/price?*     | TBD              |

|                        |     |
|------------------------|-----|
| Total Units in Project | 413 |
| Total Affordable units | 10  |

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REPORTS OF COMMITTEES

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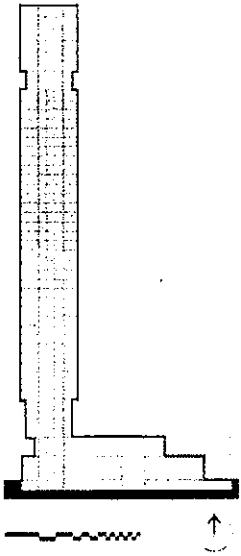
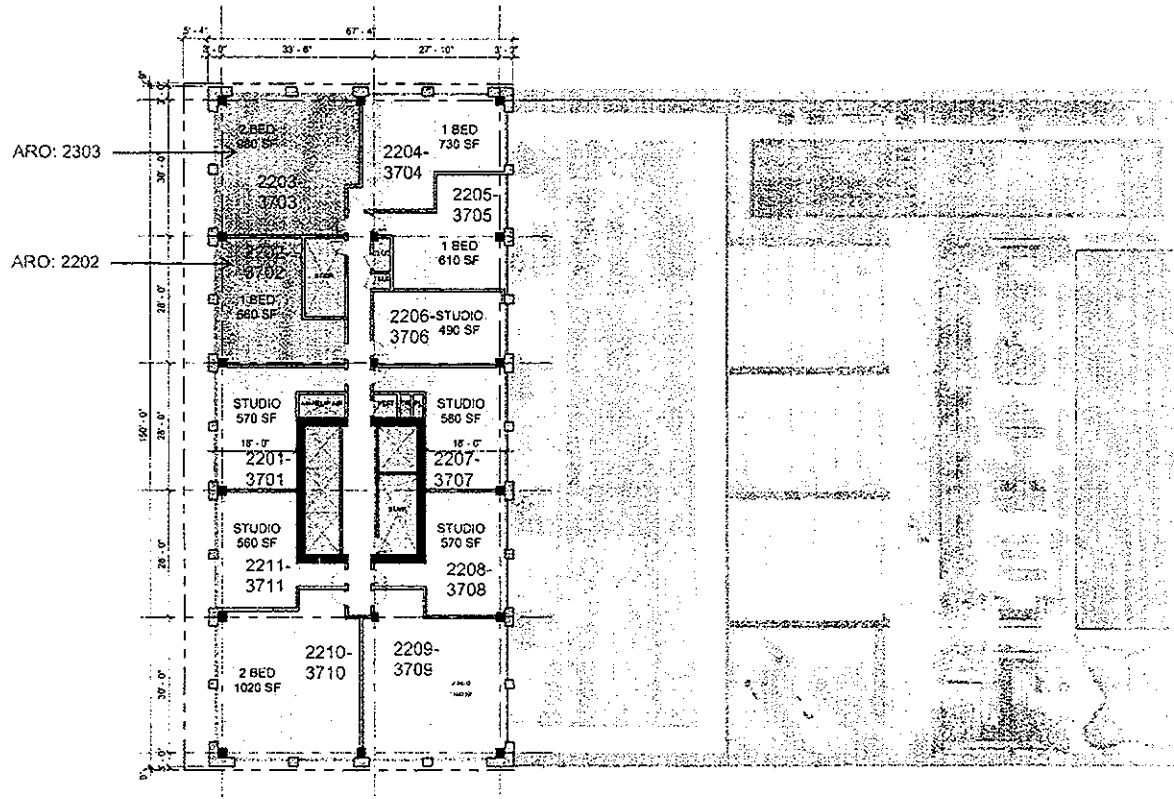




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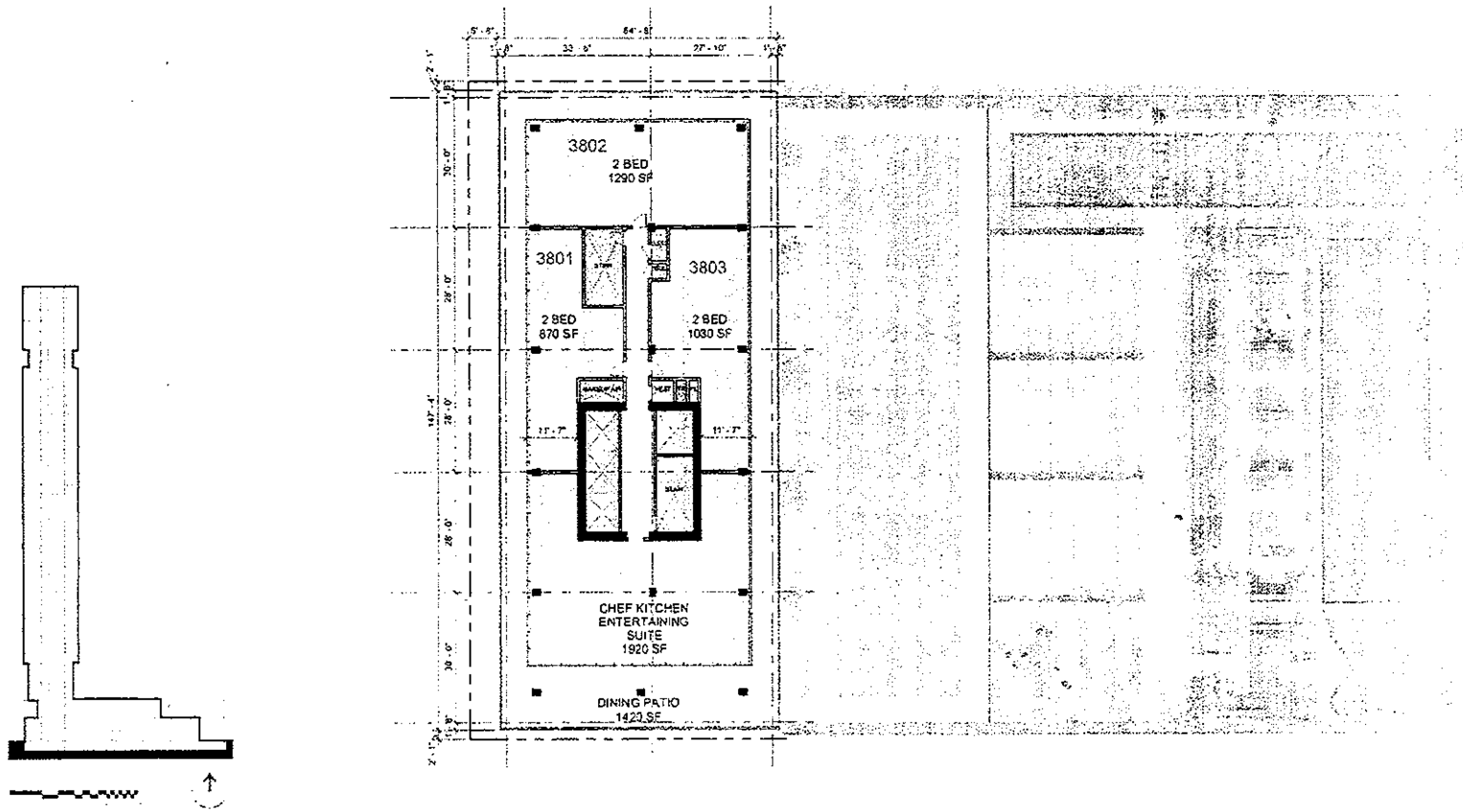
# 22nd FLOOR TO 37TH FLOOR - RESIDENTIAL ZONE "C"

*Plans are in progress*



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38TH FLOOR - SKY AMENITY & RESIDENTIAL  
*Plans are in progress*



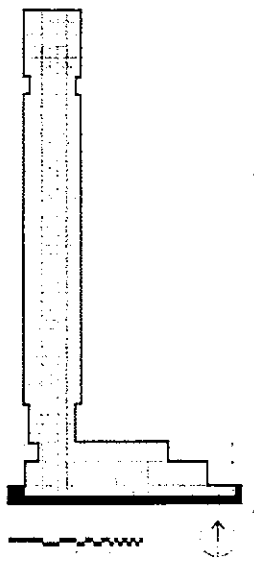
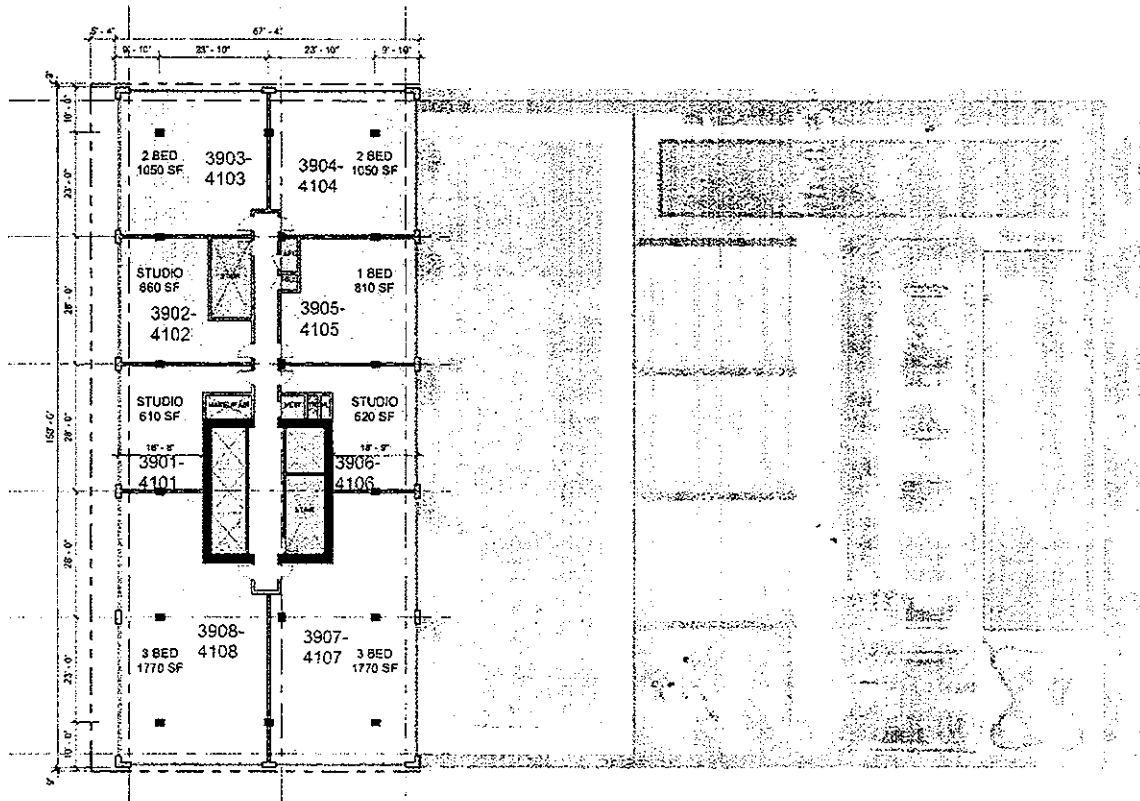
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39ND TO 41ST FLOOR - RESIDENTIAL ZONE "D"  
*Plans are in progress*





# 44th FLOOR - SKY AMENITY

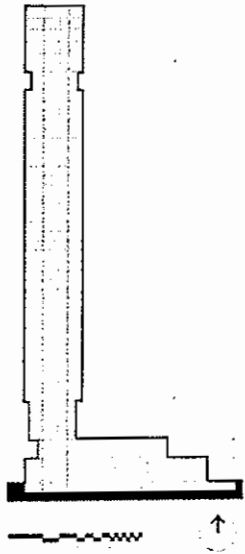
*Plans are in progress*

## PROPOSED INTERIOR AMENITIES

- MAIN FITNESS CENTER
- WELLNESS STUDIOS
- PRIVATE TRAINING / YOGA STUDIO
- SPIN STUDIO
- LOCKER ROOMS
- PRIVATE EVENT ROOMS

## POTENTIAL (DEPENDING ON MARKET)

- BASKETBALL COURT
- TOLASHI COURT
- STEAM ROOMS / SAUNAS



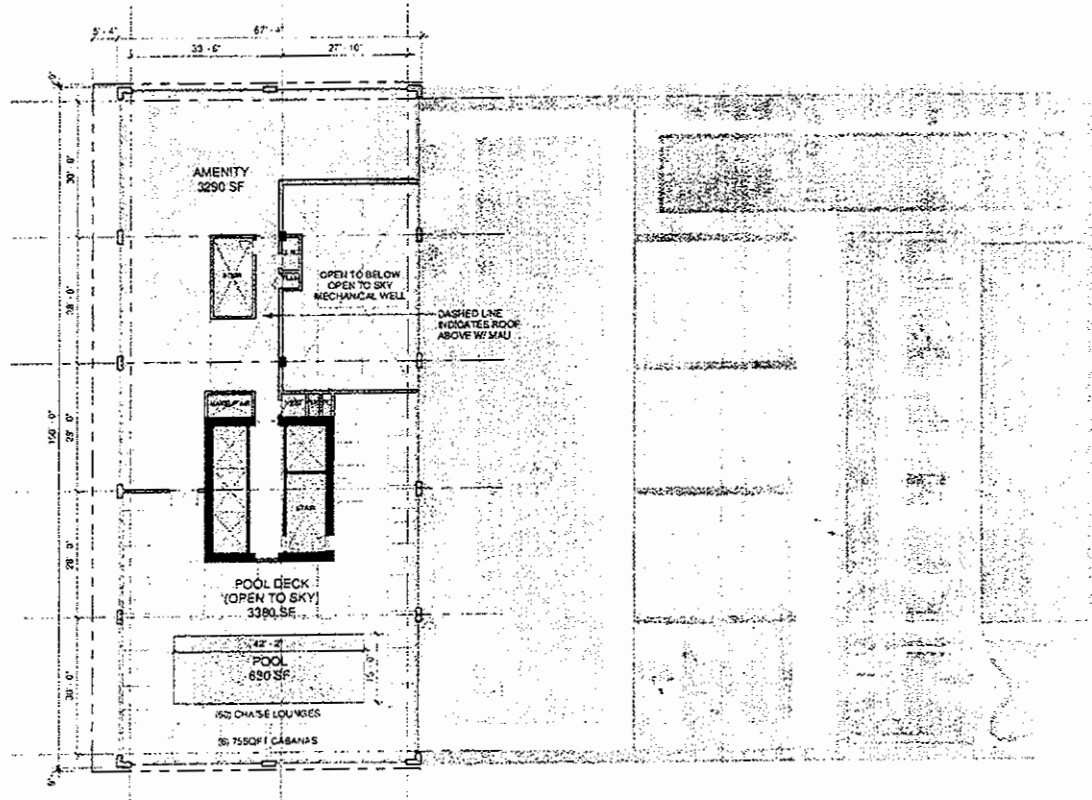
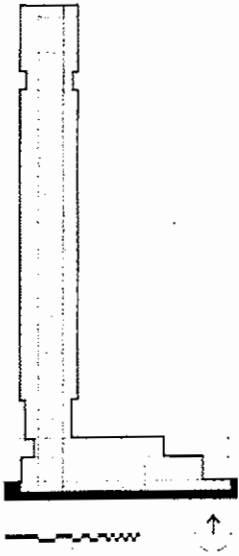
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# 45th FLOOR - PENTHOUSE & POOL AMENITY

*Plans are in progress*

PROPOSED INTERIOR AMENITIES

- TOILET (PLUMBING TO IN-SUE LIGHT)
- LED TV WALL



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BULK REGULATIONS AND DATA TABLE

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TOTAL GROSS SITE AREA: 58,268 SF

TOTAL NET SITE AREA: 35,667 SF

MAX SITE FAR (WITH BONUS): 410,170 SF / 35,667 SF = 11.5

NUMBER OF DWELLING UNITS: 413

NUMBER OF OFF STREET PARKING SPACES: 137

LOADING BERTHS: (2) RESIDENTIAL, 10' WIDE X 25' LONG X 14' TALL

SETBACKS: PER SITE PLAN EXHIBIT

SITE COVERAGE = 96%

SUSTAINABILITY: IN CONFORMANCE WITH DEPT. OF PLANNING &  
DEVELOPMENT *CHICAGO SUSTAINABLE DEVELOPMENT*  
*POLICY* REQUIREMENTS DATED JANUARY 2017.

BUILDING HEIGHT:

515'-0" TO TOP OF MAIN TOWER PARAPET

512'-0" TO UNDERSIDE OF MAIN ROOF STRUCTURE

529'-0" TO TOP OF ELEVATOR OVERRUN

COMMERCIAL AREA: 7,000 SF GROUND FLOOR RETAIL

APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

INTRODUCTION: JANUARY 27, 2021

PLAN COMMISSION: MAY 20, 2021

SCALE:

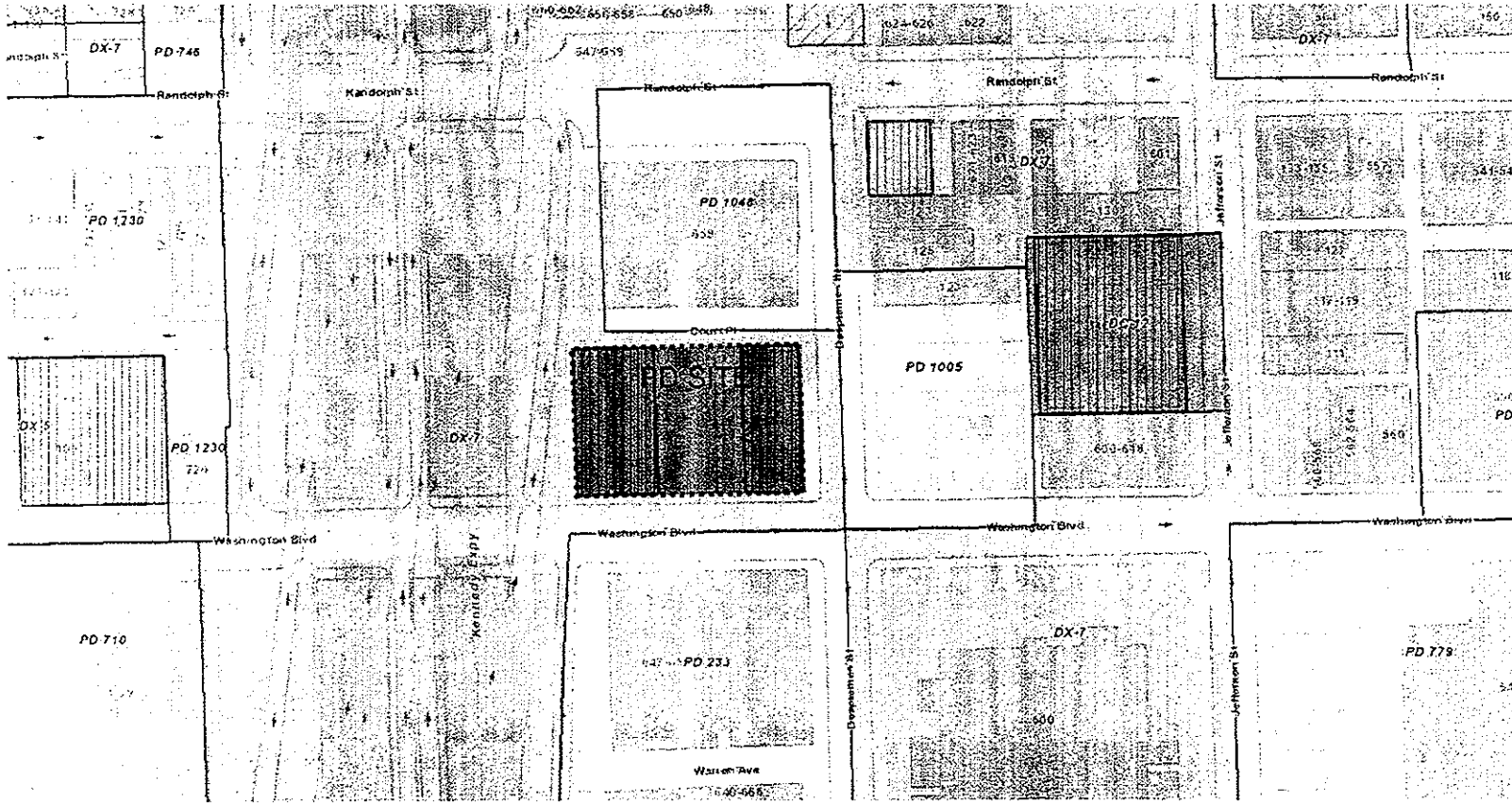
BULK REGULATIONS AND DATA TABLE

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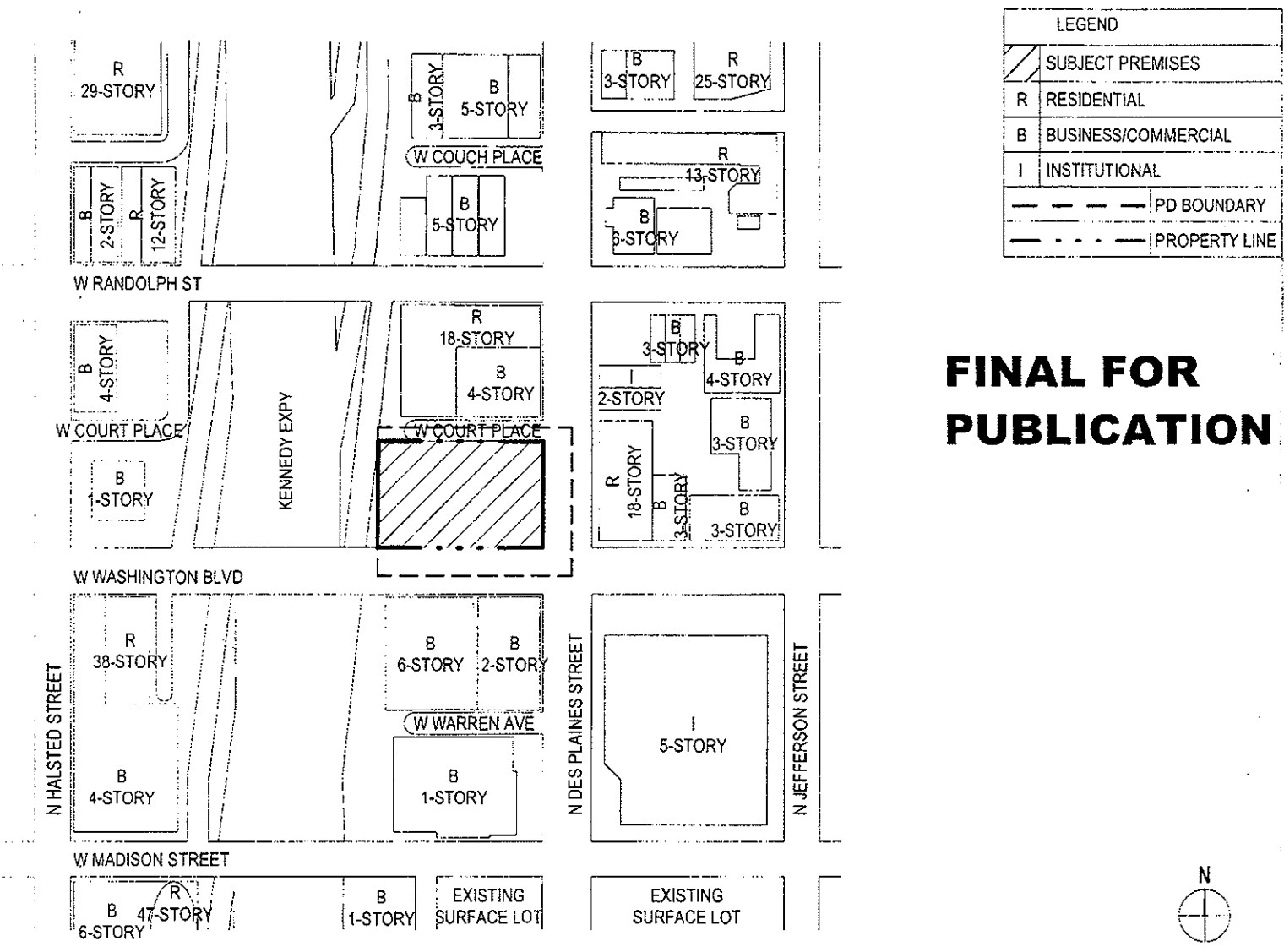


|  |                                      |                            |                            |
|--|--------------------------------------|----------------------------|----------------------------|
| <b>APPLICANT:</b> 640 WEST WASHINGTON, LLC           |                                      |                            | <b>EXISTING ZONING MAP</b> |
| <b>ADDRESS OF PROJECT:</b> 640 WEST WASHINGTON BLVD. |                                      |                            |                            |
| <b>INTRODUCTION:</b> JANUARY 27, 2021                | <b>PLAN COMMISSION:</b> MAY 20, 2021 | <b>SCALE:</b> 1" = 160'-0" |                            |

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REPORTS OF COMMITTEES

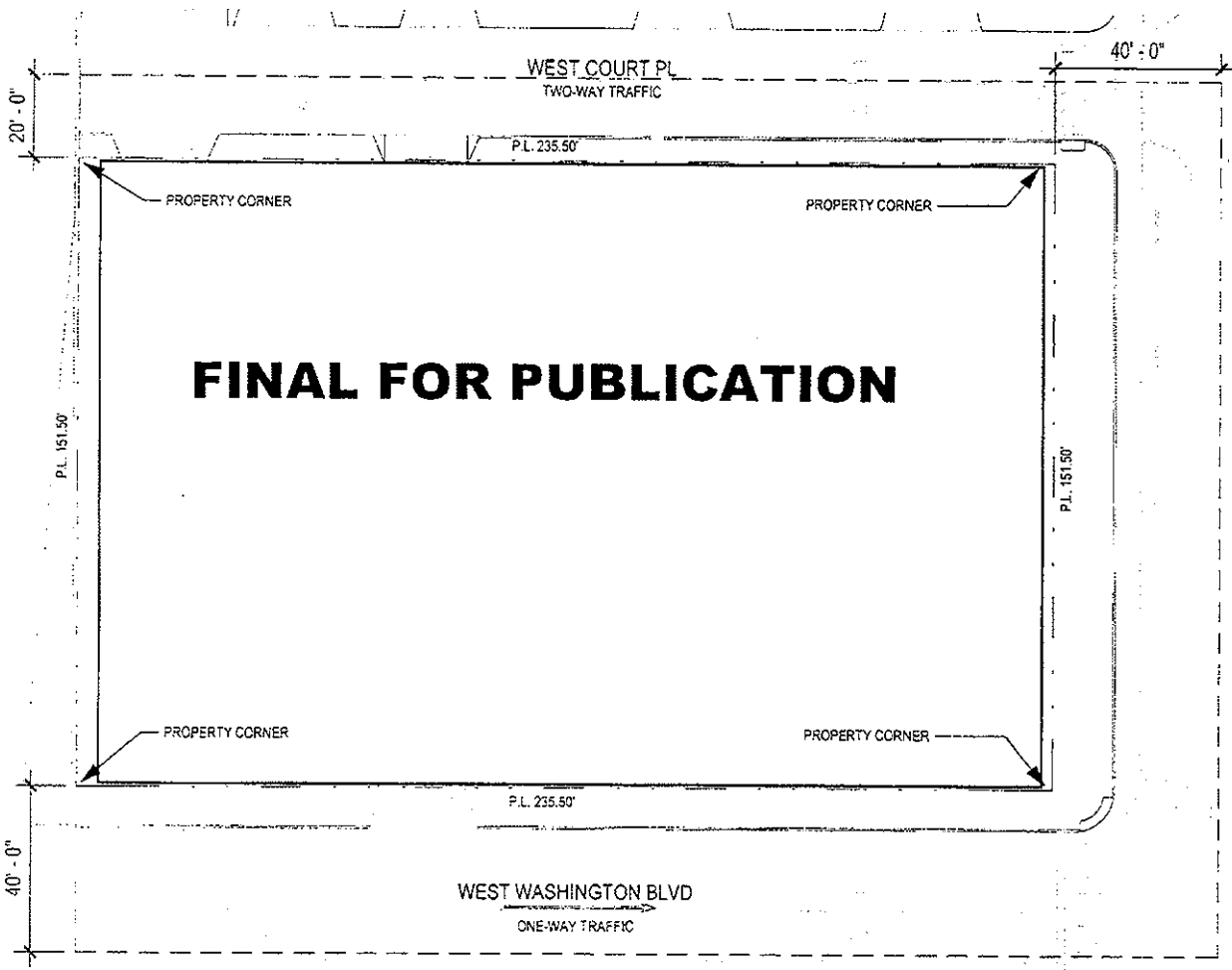
30925



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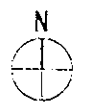
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|--|------------------------------|
| APPLICANT: 640 WEST WASHINGTON, LLC  | <b>EXISTING LAND USE MAP</b> |
| ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.  |                              |
| INTRODUCTION: JANUARY 27, 2021    PLAN COMMISSION: MAY 20, 2021    SCALE: 1" = 200'-0" |                              |



**FINAL FOR PUBLICATION**

| KEY |               |
|-----|---------------|
|     | PD BOUNDARY   |
|     | PROPERTY LINE |

GROSS SITE AREA = 58,268 SF  
 AREA IN R.O.W. = 22,601 SF  
 SITE AREA = 35,667 SF



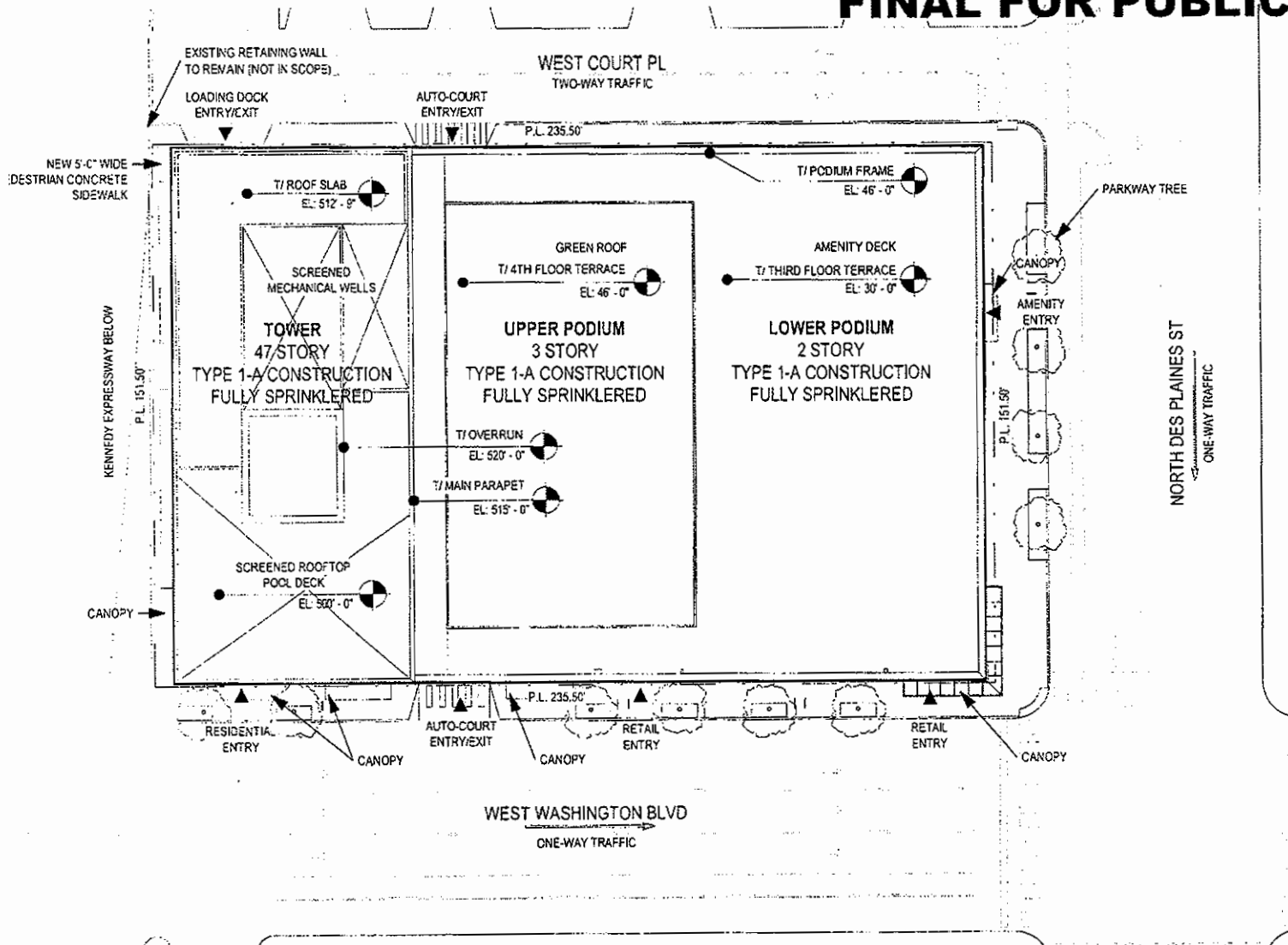
|   |                               |                    |  |
|---|-------------------------------|--------------------|--|
| APPLICANT: 640 WEST WASHINGTON, LLC           |                               |                    | PROPERTY AND PLANNED DEVELOPMENT<br>BOUNDARY MAP |
| ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD. |                               |                    |  |
| INTRODUCTION: JANUARY 27, 2021                | PLAN COMMISSION: MAY 20, 2021 | SCALE: 1" = 40'-0" |  |

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APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

INTRODUCTION: JANUARY 27, 2021

PLAN COMMISSION: MAY 20, 2021

SCALE: 1" = 40'-0"

SITE PLAN

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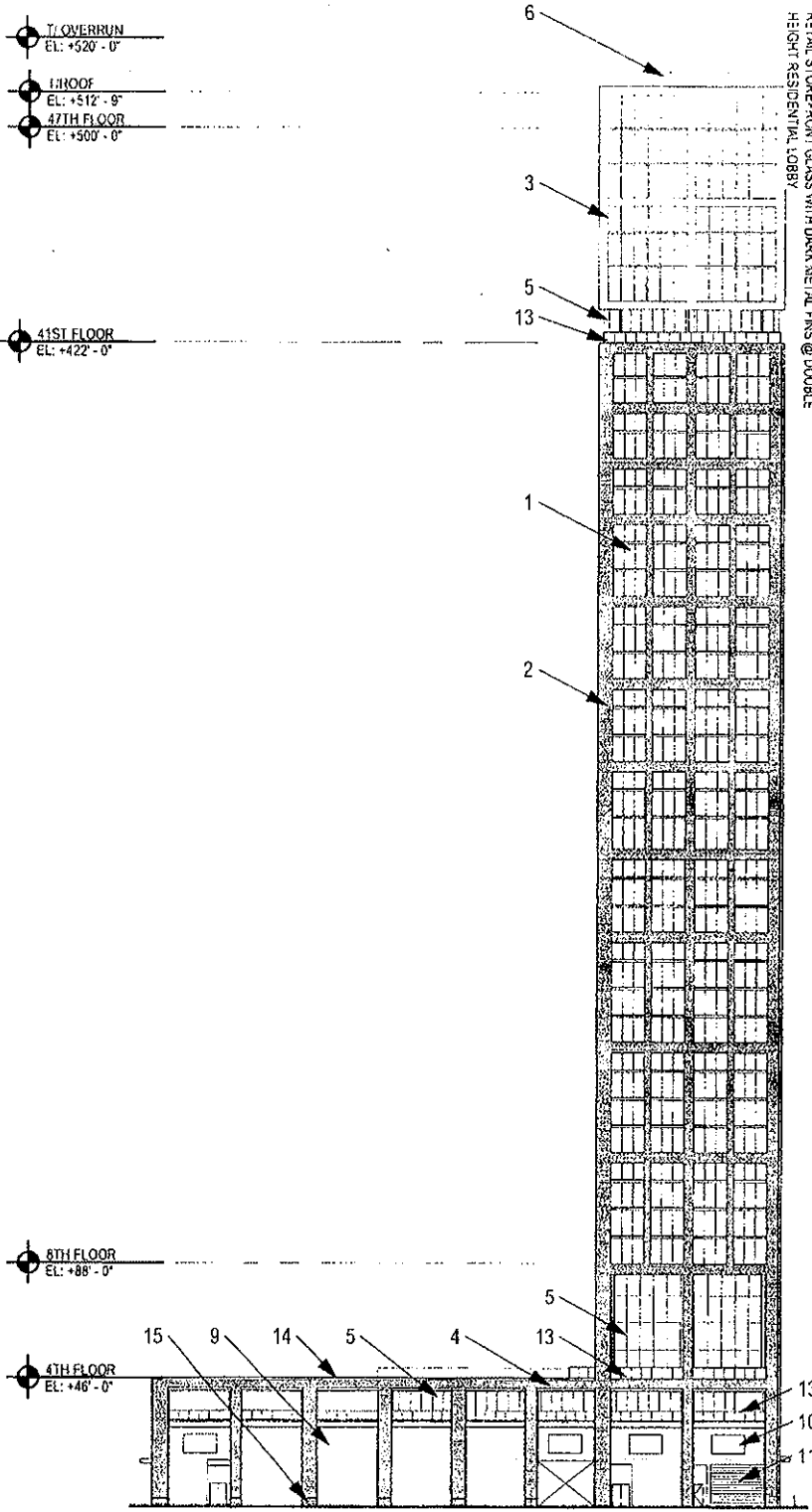
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5/26/2021

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## MATERIAL LEGEND

- GLASS & METAL - SLAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR GLASS W/ METAL FRAME ACCENTS
- PODIUM - GRANITOL GREY CONCRETE FRAME W/ MASONRY VENEER
- ASSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAIL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPES
- PAINTED CMU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUISER
- OVERHEAD COILING DOOR
- SPANDREL GLASS W/ DARK METAL FINIS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- RETAIL STOREFRONT GLASS WITH DARK METAL FINIS @ DOUBLE HEIGHT RESIDENTIAL LOBBY

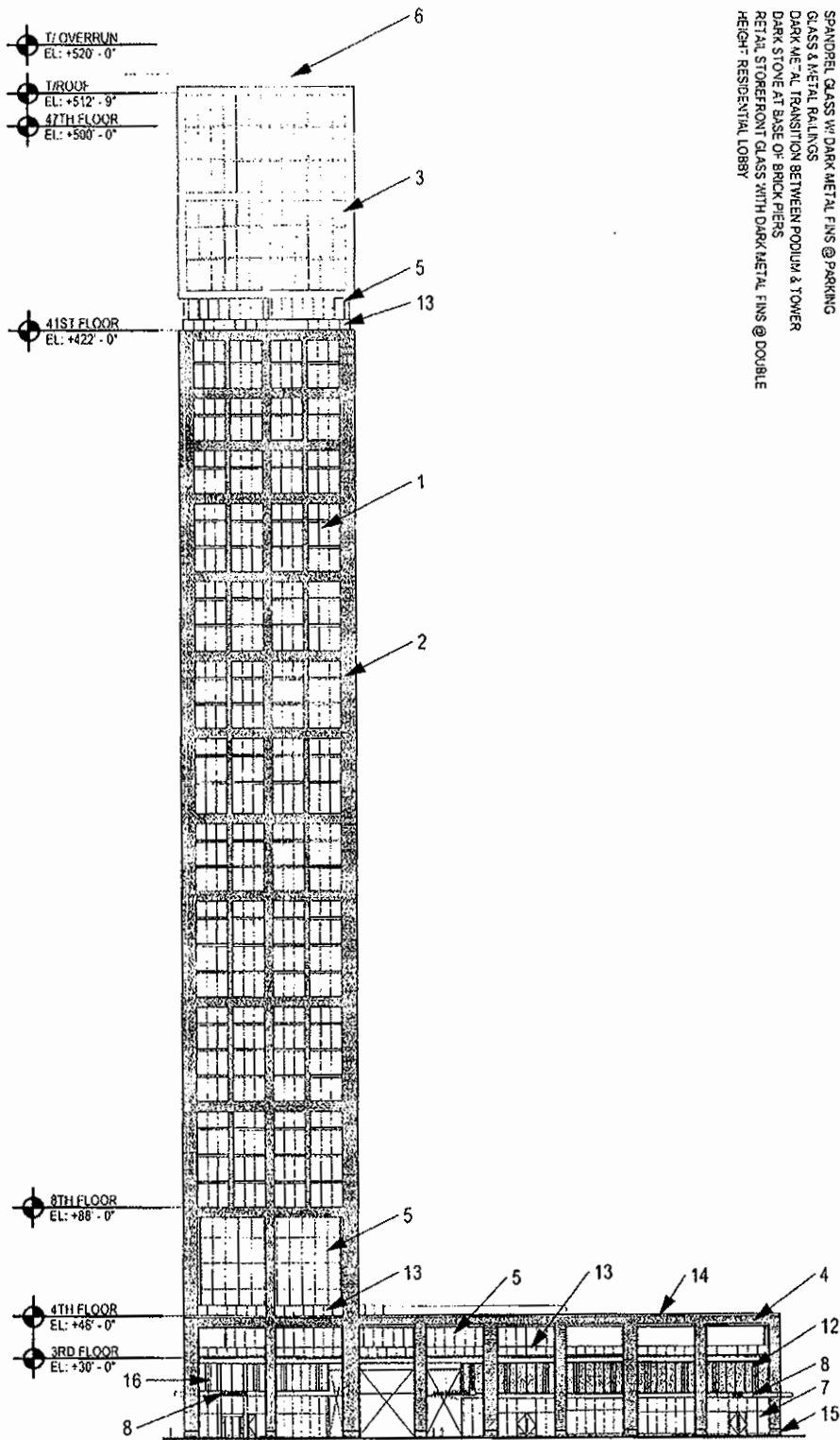


APPLICANT: 640 WEST WASHINGTON, LLC  
 ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.  
 INTRODUCTION: JANUARY 27, 2021    PLAN COMMISSION: MAY 20, 2021    SCALE: 1" = 60'-0"  
 NORTH ELEVATION

# FINAL FOR PUBLICATION

## MATERIAL LEGEND

- GLASS & METAL SLAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED GRU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUVER
- OVER-HEAD COILING DOOR
- SPANDREL GLASS W/ DARK METAL FINIS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- RETAL STOREFRONT GLASS WITH DARK METAL FINIS @ DOUBLE HEIGHT RESIDENTIAL LOBBY



APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

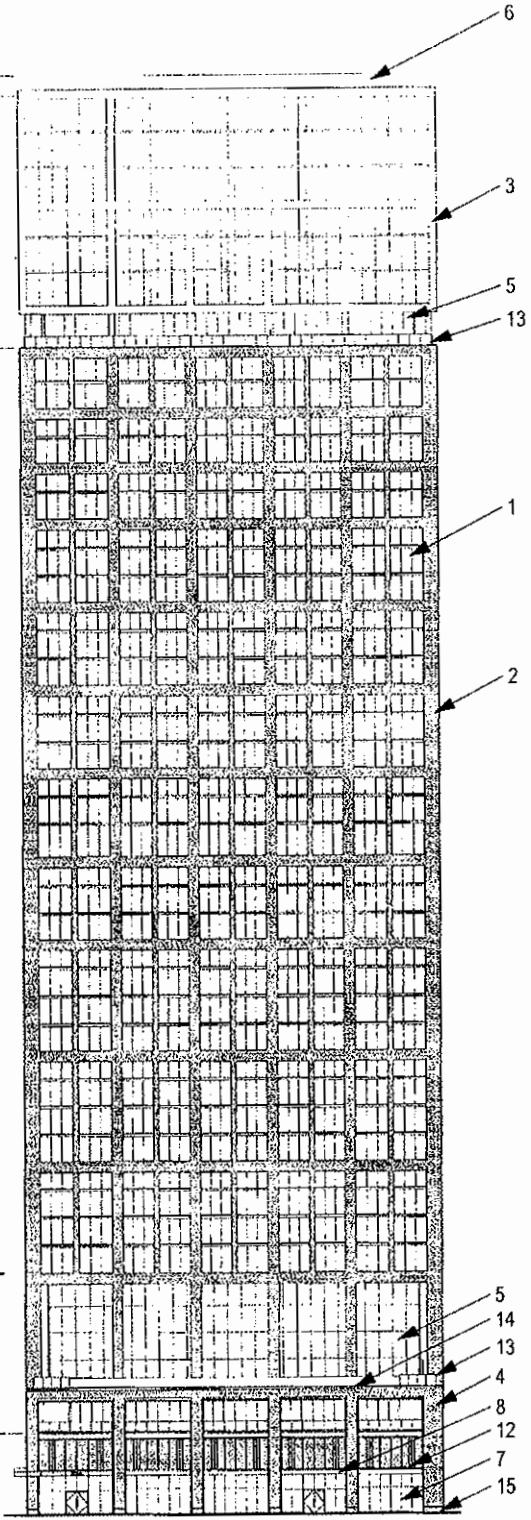
INTRODUCTION: JANUARY 27, 2021 | PLAN COMMISSION: MAY 20, 2021 | SCALE: 1" = 60' - 0"

SOUTH ELEVATION

**MATERIAL LEGEND**

- GLASS & METAL SLAB EDGE ANTL.
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAL STOREFRONT - GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED CIVIL @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUVER
- OVERHEAD CEILING DOOR
- SPANDREL GLASS W/ DARK METAL FINS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- METAL STOREFRONT GLASS WITH DARK METAL FINS @ DOUBLE HEIGHT RESIDENTIAL LOBBY

**FINAL FOR PUBLICATION**

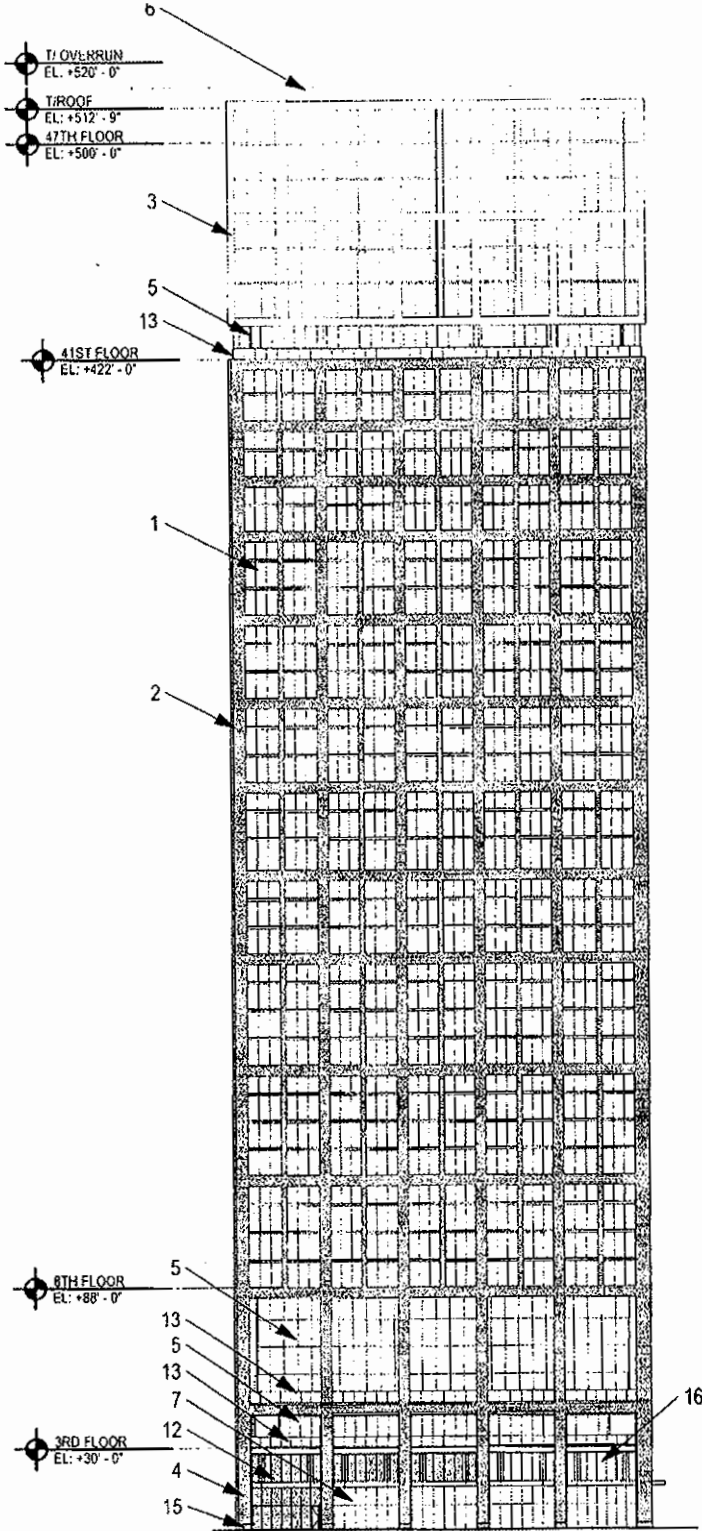


**APPLICANT:** 640 WEST WASHINGTON, LLC  
**ADDRESS OF PROJECT:** 640 WEST WASHINGTON BLVD.  
**INTRODUCTION:** JANUARY 27, 2021    **PLAN COMMISSION:** MAY 20, 2021    **SCALE:** 1" = 60' - 0"  
**EAST ELEVATION**

# FINAL FOR PUBLICATION

## MATERIAL LEGEND

- GLASS & METAL SAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED CMU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL COVER
- OVERHEAD COILING DOOR
- SPANDREL GLASS W/ DARK METAL FINS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- RETAL STOREFRONT GLASS WITH DARK METAL FINS @ DOUBLE HEIGHT RESIDENTIAL LOBBY



APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

INTRODUCTION: JANUARY 27, 2021

PLAN COMMISSION: MAY 20, 2021

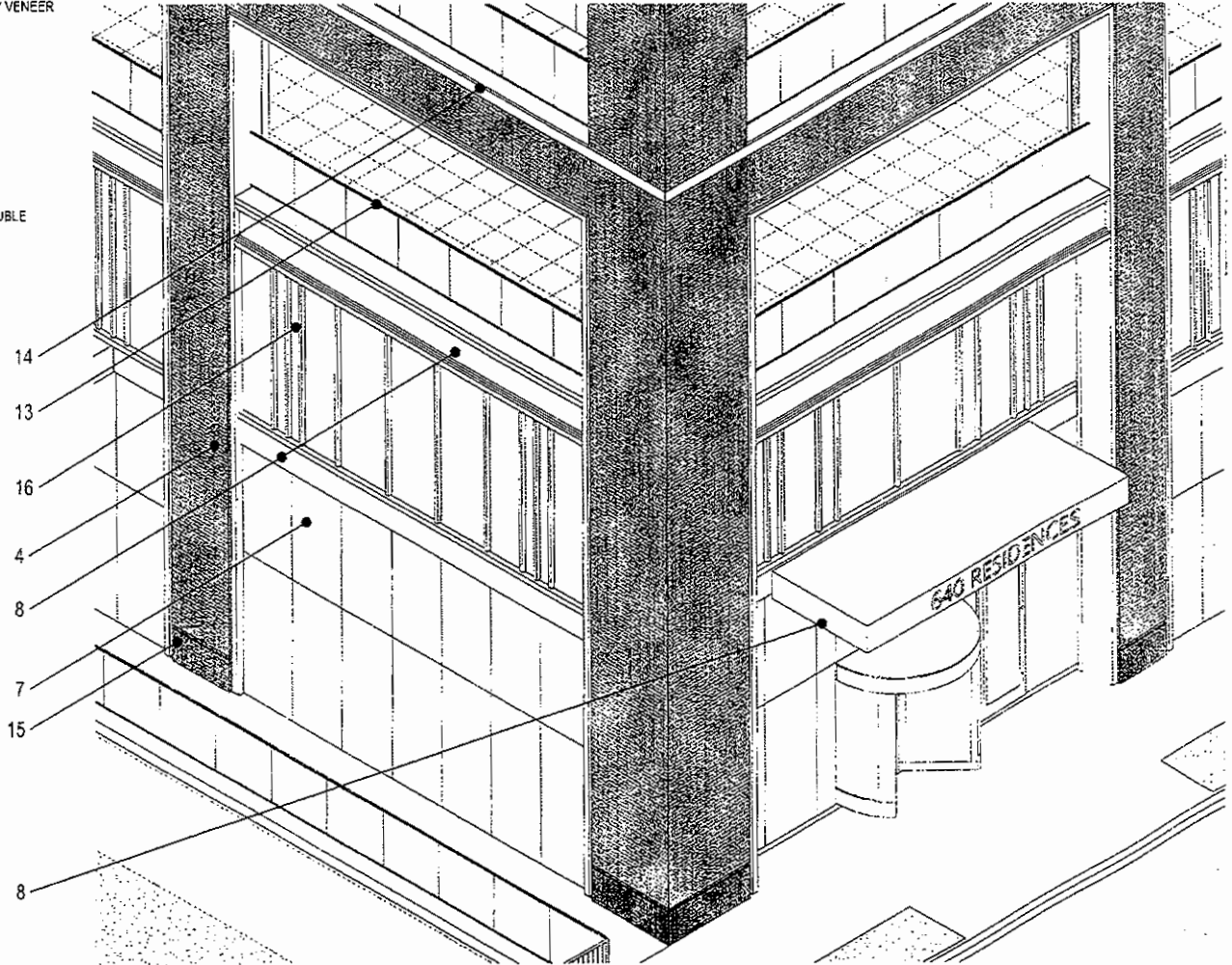
SCALE: 1" = 60'-0"

WEST ELEVATION

# FINAL FOR PUBLICATION

## MATERIAL LEGEND

- GLASS & METAL SLAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAIL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED CMU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUVER
- 1. OVERHEAD COILING DOOR
- 2. SPANDREL GLASS W/ DARK METAL FINS @ PARKING
- 3. GLASS & METAL RAILINGS
- 4. DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- 5. DARK STONE AT BASE OF BRICK PIERS
- 6. RETAIL STOREFRONT GLASS WITH DARK METAL FINS @ DOUBLE HEIGHT RESIDENTIAL LOBBY



APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

INTRODUCTION: JANUARY 27, 2021

PLAN COMMISSION: MAY 20, 2021

SCALE: 12" = 1'-0"

AXONOMETRIC DIAGRAM AT BASE OF  
BUILDING, SOUTHWEST CORNER

5/26/2021

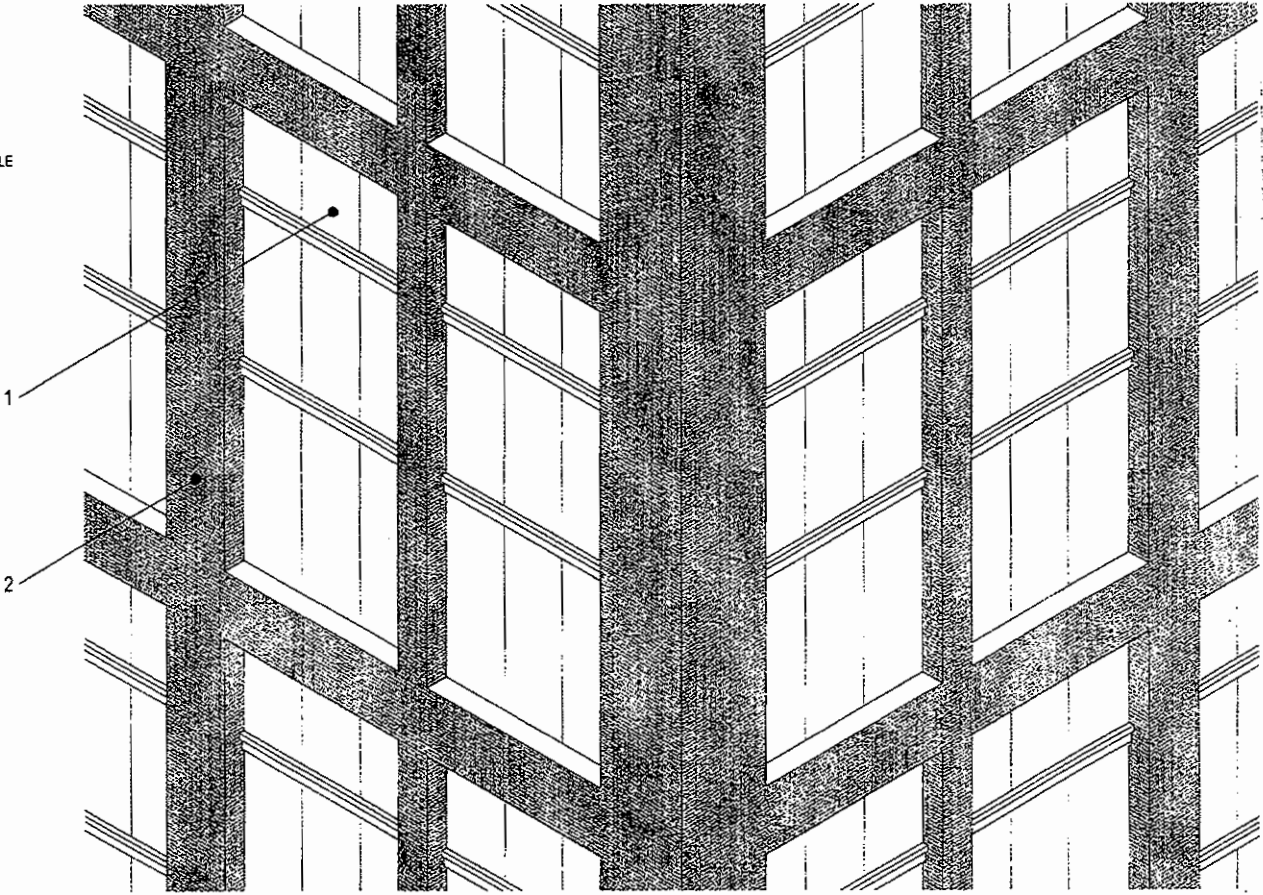
REPORTS OF COMMITTEES

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# FINAL FOR PUBLICATION

**MATERIAL LEGEND**

- GLASS & METAL SLAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAIL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED CMU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUVER
- OVERHEAD COILING DOOR
- SPANDREL GLASS W/ DARK METAL FINS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- RETAIL STOREFRONT GLASS WITH DARK METAL FINS @ DOUBLE HEIGHT RESIDENTIAL LOBBY



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5/26/2021

APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

INTRODUCTION: JANUARY 27, 2021

PLAN COMMISSION: MAY 20, 2021

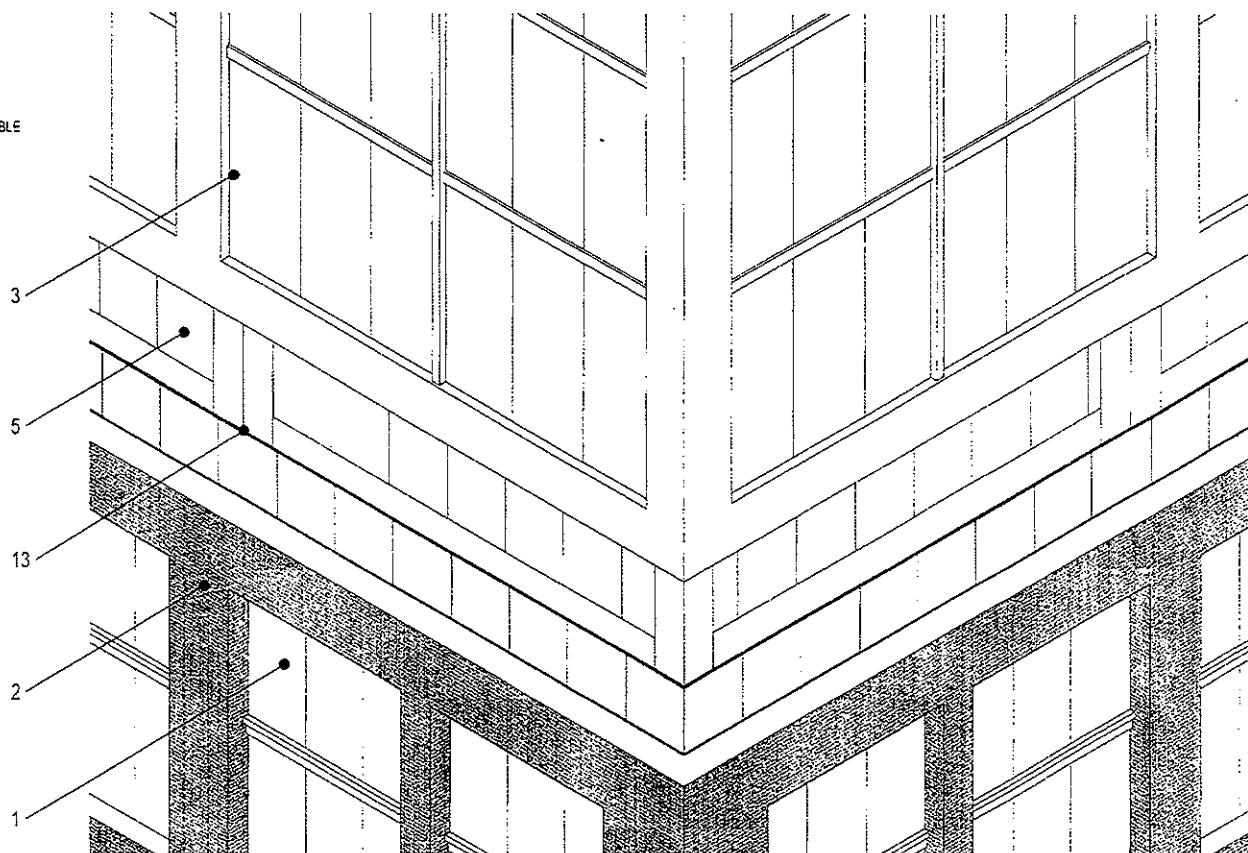
SCALE: 12" = 1'-0"

AXONOMETRIC DIAGRAM AT MIDDLE OF BUILDING, SOUTHWEST CORNER

# FINAL FOR PUBLICATION

## MATERIAL LEGEND

- GLASS & METAL SLAB EDGE INFILL
- TOWER - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- GLASS W/ METAL FRAME ACCENTS
- PODIUM - CHARCOAL GREY CONCRETE FRAME W/ MASONRY VENEER
- INSET GLASS
- METAL MECHANICAL SCREEN ENCLOSURE
- RETAIL STOREFRONT GLASS
- DARK METAL TRIM AND PERIODIC CANOPIES
- PAINTED CMU @ BACK-OF-HOUSE ON ALLEY
- MECHANICAL LOUVER
- OVERHEAD COILING DOOR
- SPANDREL GLASS W/ DARK METAL FINS @ PARKING
- GLASS & METAL RAILINGS
- DARK METAL TRANSITION BETWEEN PODIUM & TOWER
- DARK STONE AT BASE OF BRICK PIERS
- RETAIL STOREFRONT GLASS WITH DARK METAL FINS @ DOUBLE HEIGHT RESIDENTIAL LOBBY



5/26/2021

REPORTS OF COMMITTEES

30935

APPLICANT: 640 WEST WASHINGTON, LLC

ADDRESS OF PROJECT: 640 WEST WASHINGTON BLVD.

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AXONOMETRIC DIAGRAM AT TOP OF  
BUILDING, SOUTHWEST CORNER