

PD 1517

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 18, 2024

Richard F. Klawiter
DLA Piper
444 W. Lake St.
Chicago, IL 60606

Re: Minor change to PD 1517, 601 W. Monroe St.

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1517 ("PD 1517") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1517.

Jamal Properties (601 West Monroe), Inc, the sole property owner of the Planned Development is seeking a minor change to create separate development parcels so that the proposed improvements in Subarea A can be developed independent of, and without reliance on, the improvements in Subarea B, and vice-versa. The following changes are proposed:

- The subarea boundary line has been modified to allow for independent buildings to be built on each Subarea. These buildings will have separate parking garages, loading docks, services and amenity programs/outdoor space.
- The FAR of Subarea A has been increased from 11.40 to 15.71 and the FAR of Subarea B has been reduced from 30.90 to 15.61. The overall FAR remains the same as originally approved, 15.74.
- The number of dwelling units in the Subarea A building has increased from 537 to 562. The number of dwelling units in the Subarea B building has been reduced from 516 to 491. Both buildings are still the same height and mass as previously approved, except the Subarea B building is one foot wider. The unit mix of each building has been modified; however, the total number of dwelling units remains 1,053.
- The same number of ARO units will be provided, however, they will be adjusted to conform to the proportional unit mixes between Subarea A and B.
- The minimum number of parking spaces has been reduced from 430 to 344, with 218 spaces in Subarea A and 126 spaces in Subarea B. This is transit served location.
- The width of the alley and curb cut off S. Jefferson St. on the south end of the site has been increased from 18 feet to 25 feet to allow for two-way traffic access to the Subarea B parking garage and loading docks. As a result, the podium is reduced by 7'-6" on the south side of the plan.

- The minimum number of loading berths has been reduced from 7 to 6 and each building will be serviced separately based on the loading berth requirements for that building. The shared loading dock for the two buildings has been changed so each building has a separate loading dock accessed off of the alley. The loading docks are screened from Heritage Park to the south by means of a 15-foot metal panel screen wall located adjacent to the extended alley.
- The total retail area has been reduced from 29,200 SF to 23,800 SF and there is no longer a large anchor retail tenant proposed.

The following revised exhibits are attached: Bulk Regulations and Data Table, Subarea Map, Site, Landscape, and Ground Floor Plan, Subarea A Site, Landscape, and Ground Floor Plan, Site, Landscape, and Rooftop Plan, Subarea A South Elevation, Subarea A East Elevation, Subarea A North Elevation, Subarea A Tower West Elevation, Subareas A + B South Elevation, Subareas A + B East Elevation, Subareas A + B North Elevation, Subareas A + B West Elevation, Subarea A Northwest Axon, Subarea A Northeast Axon, Subarea A Southeast Axon, Subarea A Southwest Axon, Subareas A + B Northwest Axon, Subareas A + B Northeast Axon, Subareas A + B Southeast Axon, Subareas A + B Southwest Axon, System Sheet-Base of Building, System Sheet-Garage Cladding, Unit Mix Comparison, Residential Lower Tier Plans, Levels 6-22, (Phase 1), Residential Upper Tier Plans, Levels 23-44, (Phase 1) Levels 6-37 (Phase 11), Residential Typical Plans, Levels 6-44, (Tower 1), Levels 6-35 (Tower 2).

The Department of Planning and Development has determined that allowing the proposed changes 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1517, 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

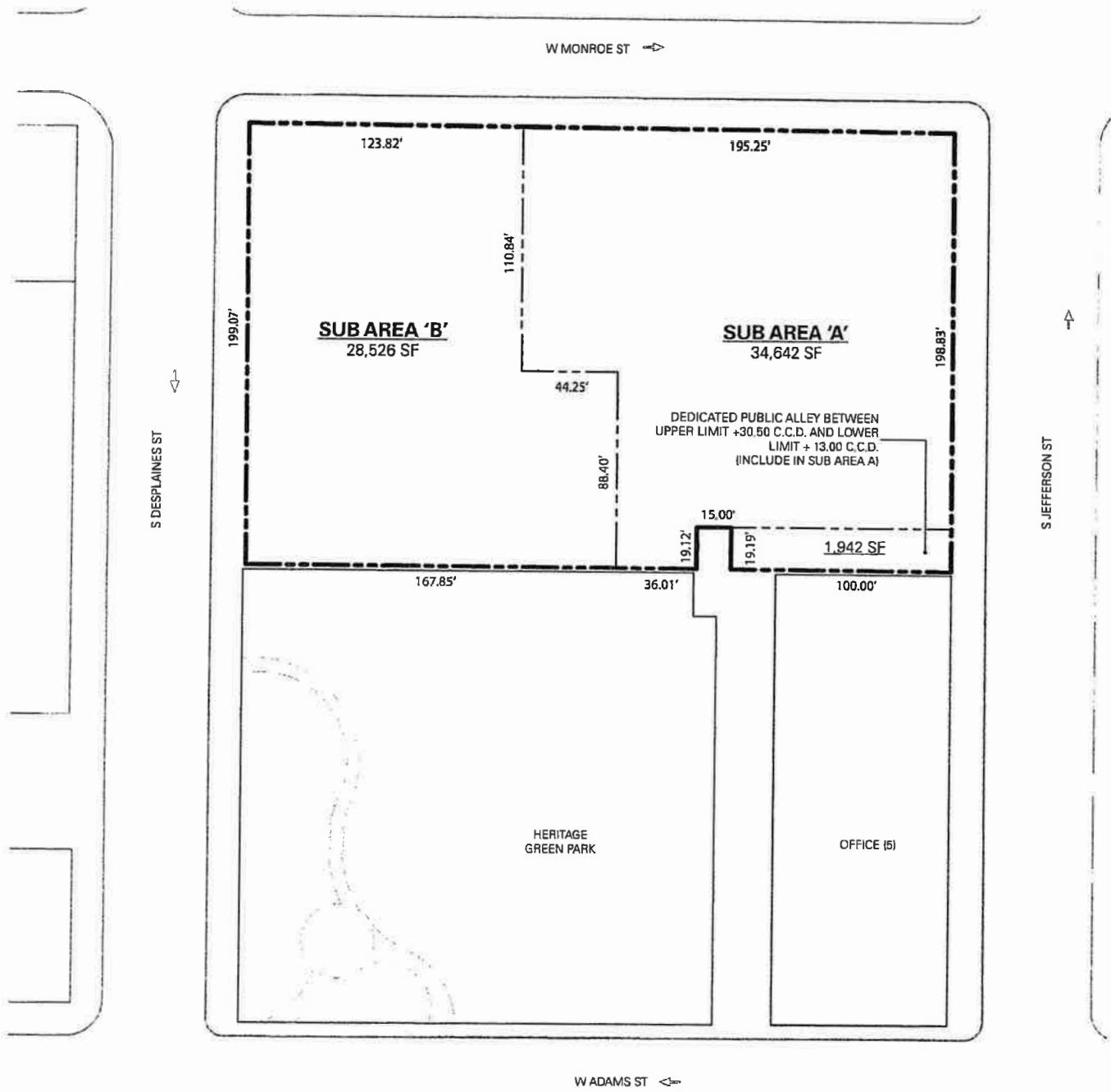
NS:tm

C: Mike Marmo, Janice Hill, Main file

Residential Business Planned Development, Number 1517.

Bulk Regulations And Data Table.

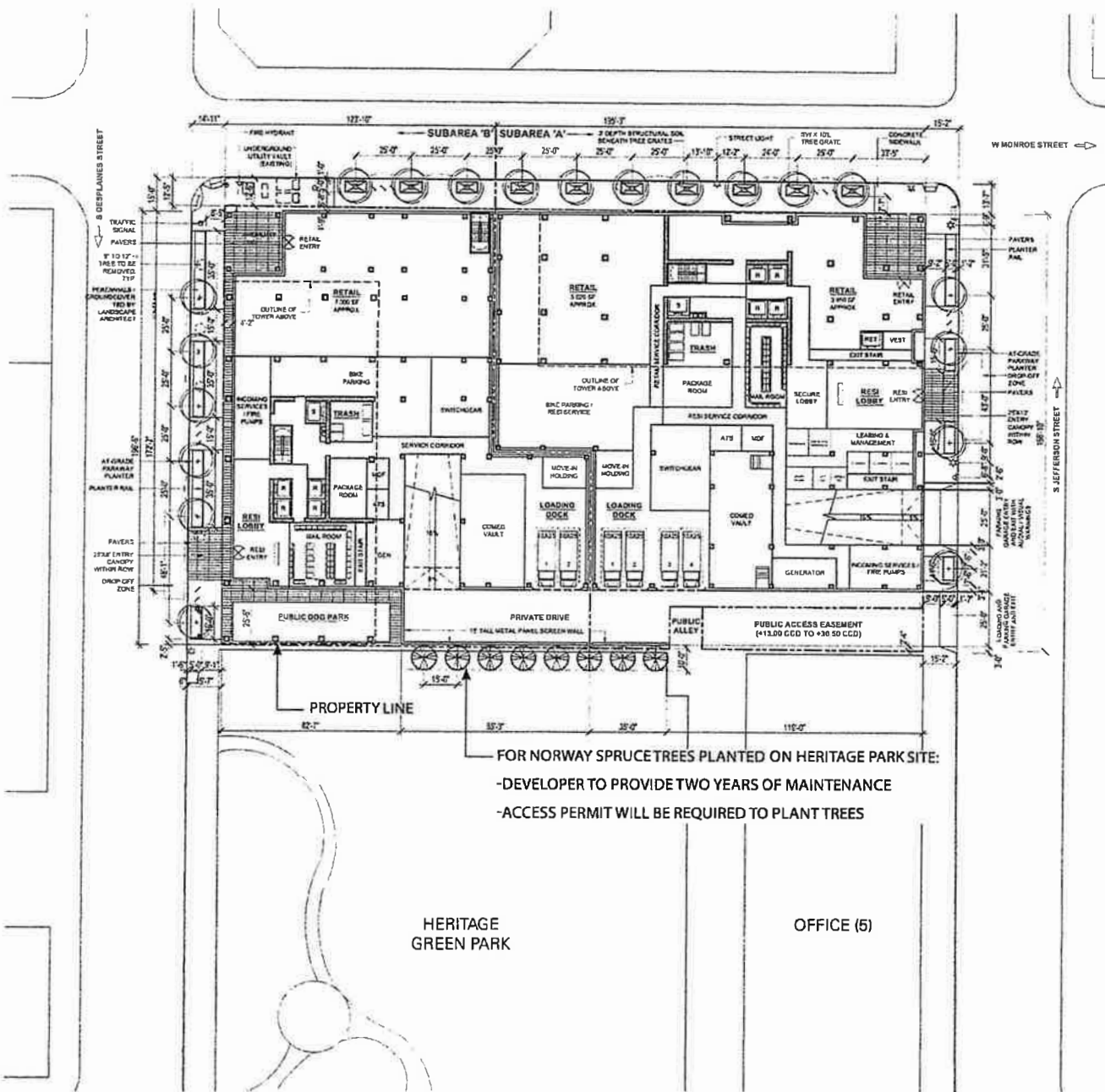
Gross Site Area (square feet):	92,115
Area of Public Rights-of-Way (square feet):	28,947
Net Site Area (square feet):	63,168
Subarea A:	34,642
Subarea B:	28,526
Maximum Floor Area Ratio:	15.74
Subarea A:	15.71
Subarea B:	15.61
Maximum Number of Dwelling Units:	1,053
Subarea A:	562
Subarea B:	491
Minimum Accessory Off-Street Parking Spaces:	344
Subarea A:	218
Subarea B:	126
Minimum Off-Street Loading Spaces:	6
Residential:	5 (10 feet by 25 feet)
Retail:	1 (10 feet by 25 feet)
Minimum Number of Bicycle Parking Spaces:	385
Subarea A:	205
Subarea B:	180



SUB AREA MAP



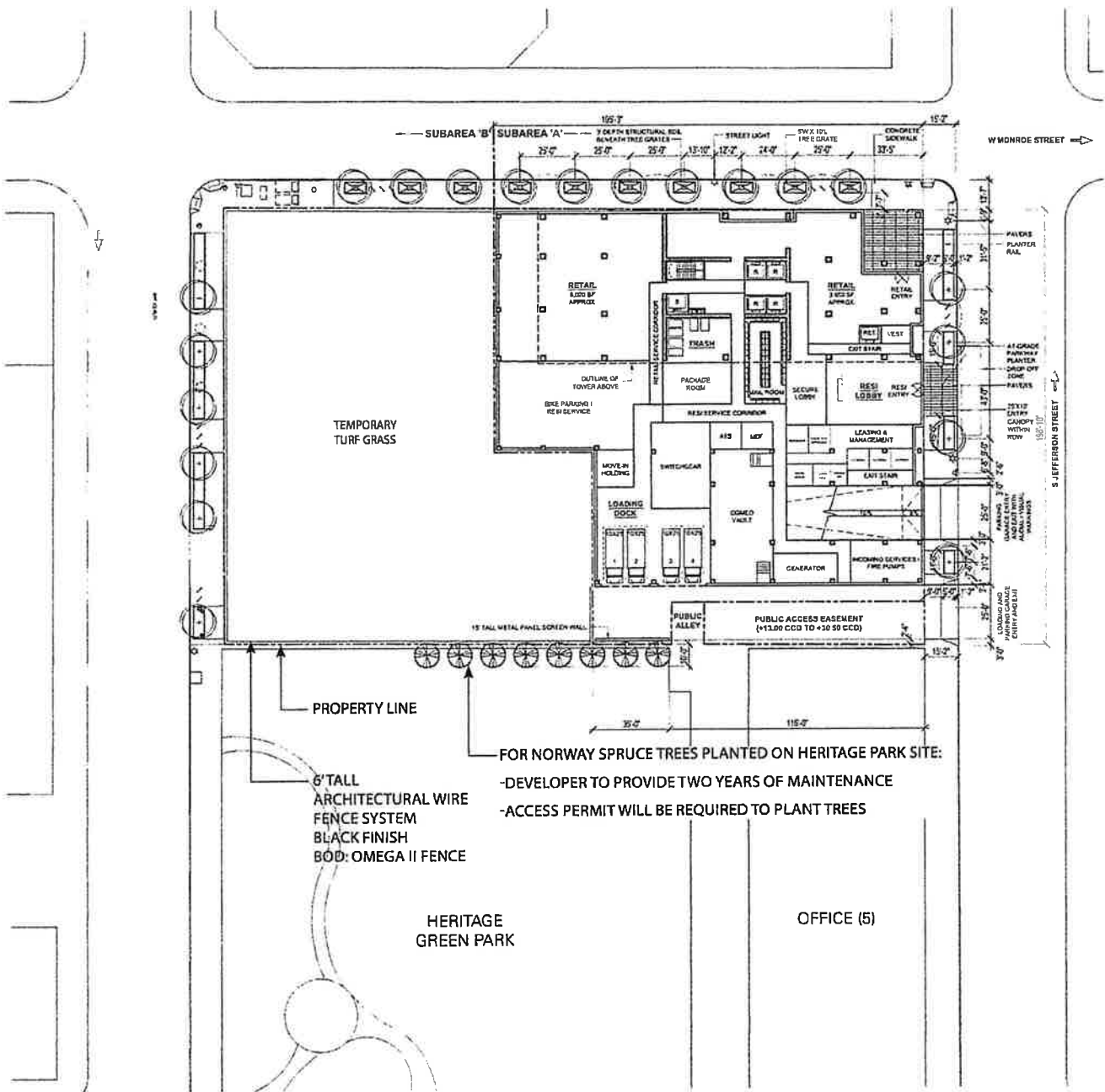
Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021
Administrative Amendment:	October __, 2024



SITE, LANDSCAPE, AND GROUND FLOOR PLAN



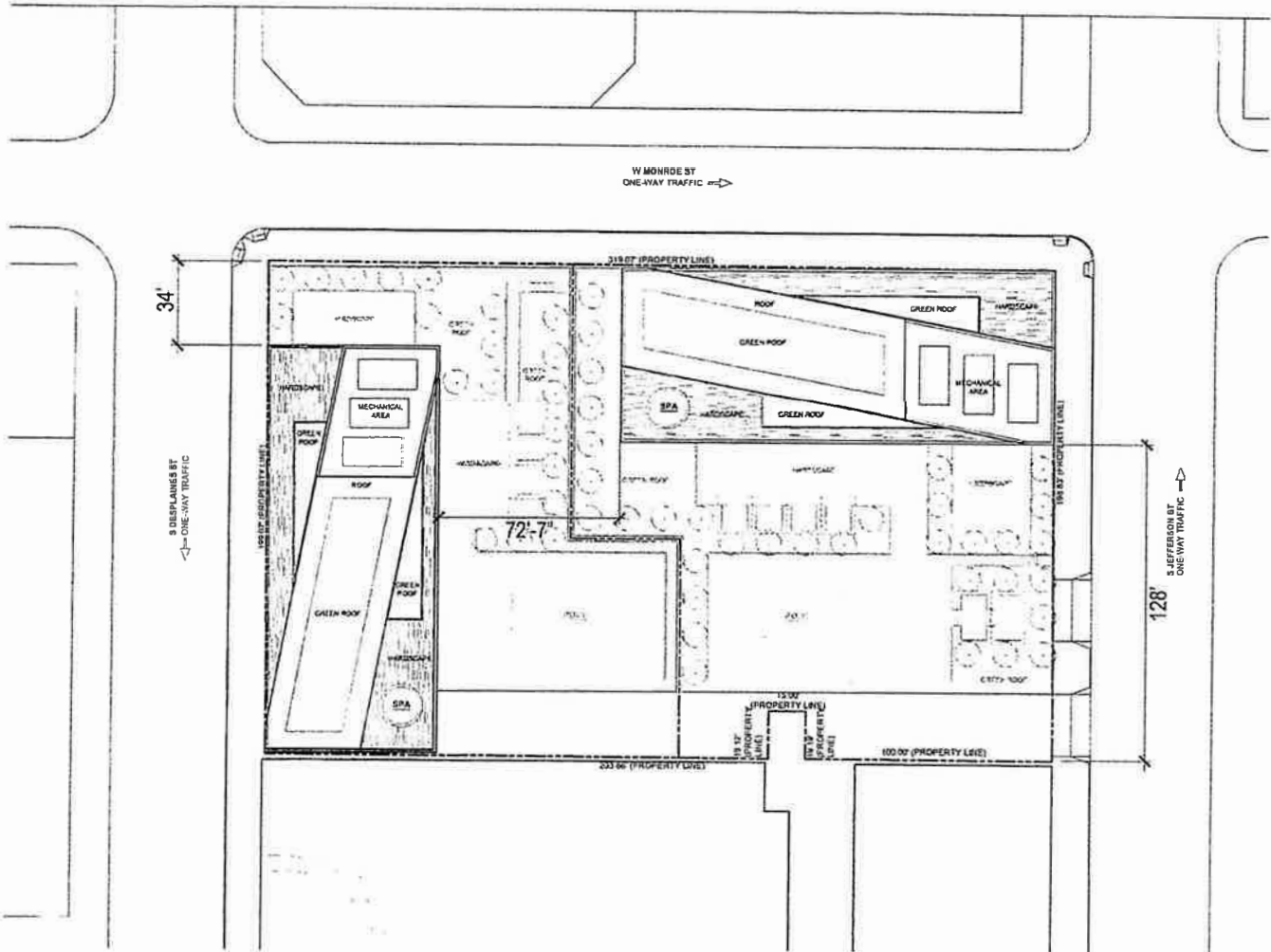
Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
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Administrative Amendment: October __, 2024



SUBAREA 'A' SITE, LANDSCAPE, AND GROUND FLOOR PLAN



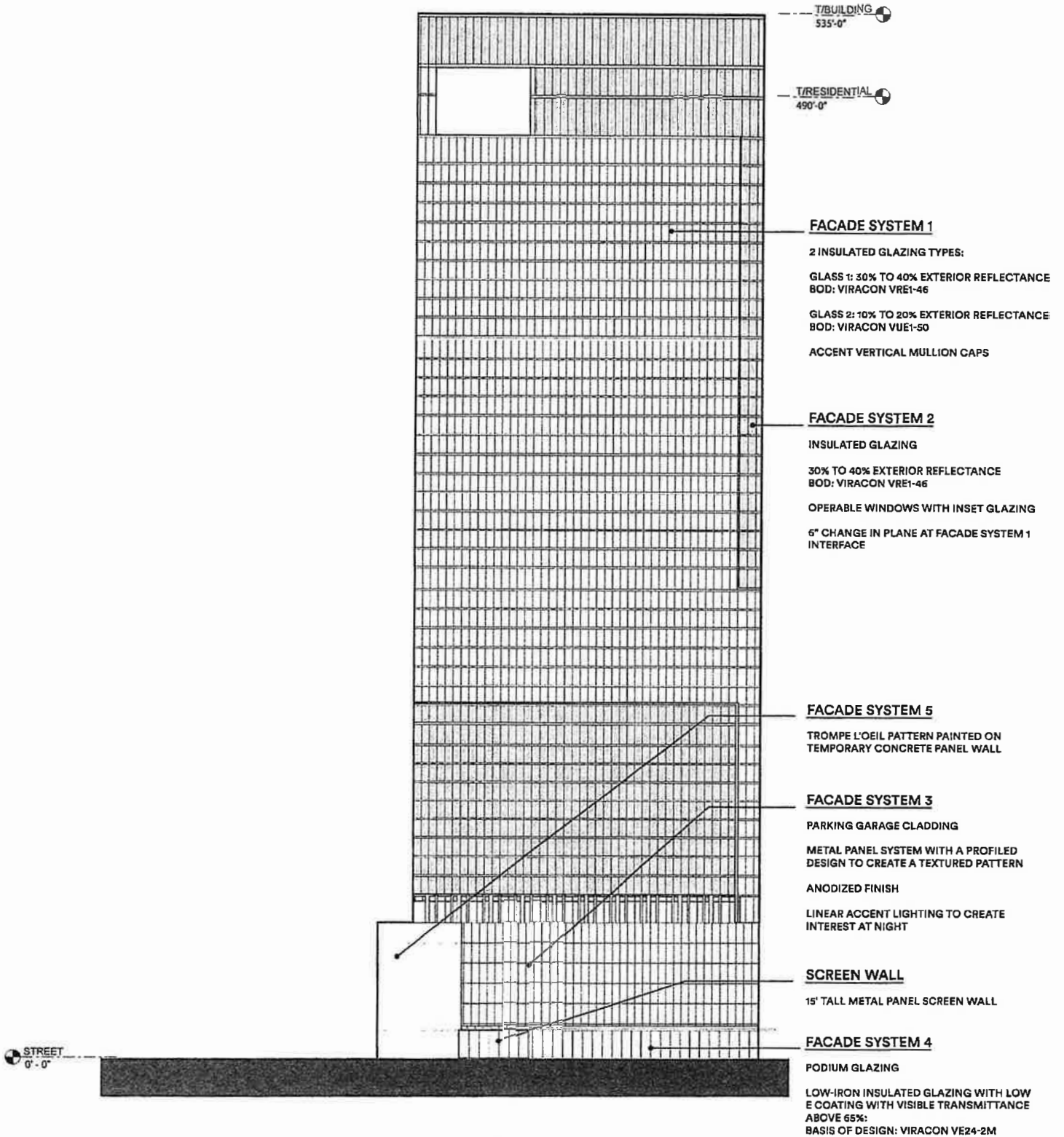
Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021
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SITE, LANDSCAPE, AND ROOFTOP PLAN



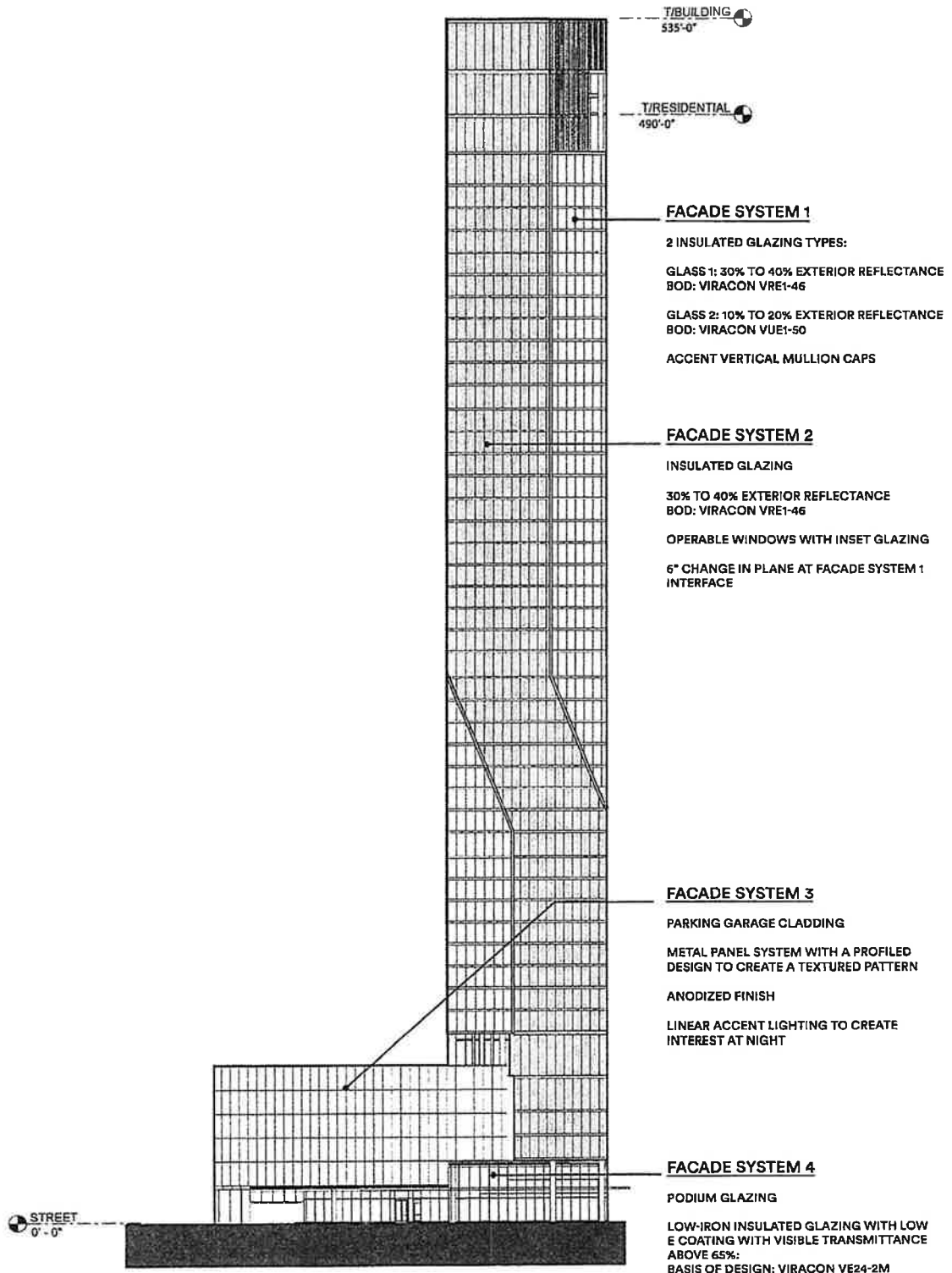
Applicant: Pacific Reach Properties
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SUBAREA 'A' SOUTH ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021
Administrative Amendment: October __ , 2024





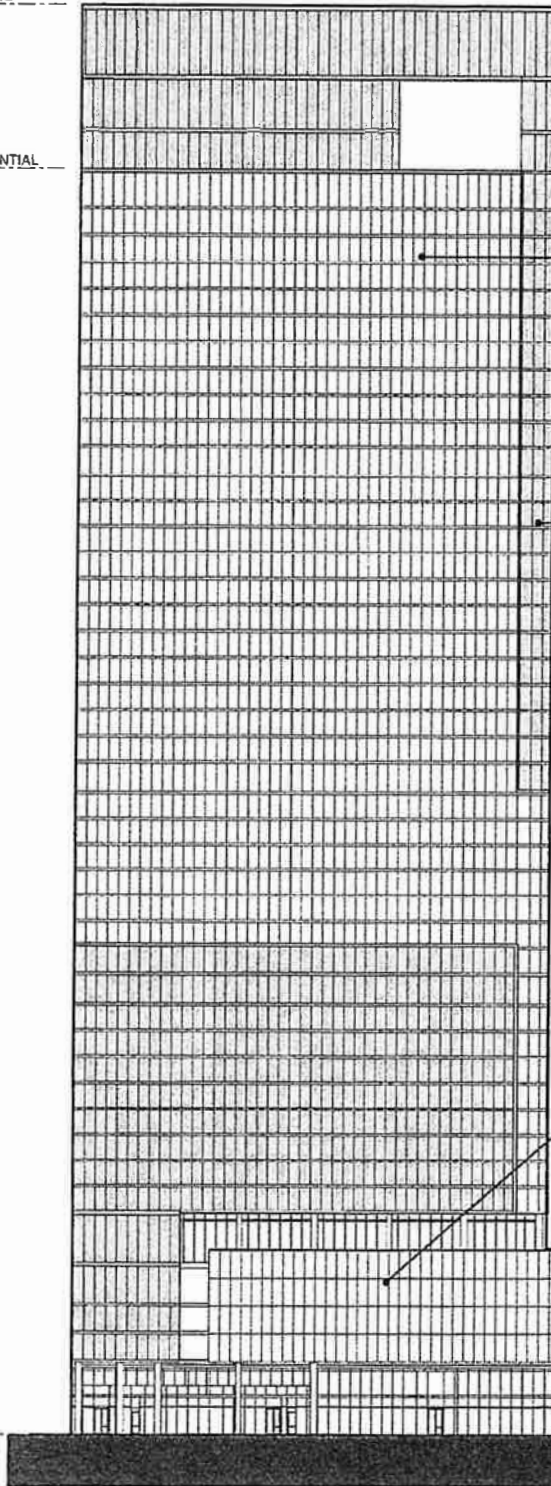
SUBAREA 'A' EAST ELEVATION

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
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T/BUILDING
535'-0"

T/RESIDENTIAL
490'-0"

STREET
0'-0"



FACADE SYSTEM 1

2 INSULATED GLAZING TYPES:
 GLASS 1: 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VRE1-46
 GLASS 2: 10% TO 20% EXTERIOR REFLECTANCE
 BOD: VIRACON VUE1-50
 ACCENT VERTICAL MULLION CAPS

FACADE SYSTEM 2

INSULATED GLAZING
 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VRE1-46
 OPERABLE WINDOWS WITH INSET GLAZING
 6" CHANGE IN PLANE AT FACADE SYSTEM 1
 INTERFACE

FACADE SYSTEM 3

PARKING GARAGE CLADDING
 METAL PANEL SYSTEM WITH A PROFILED
 DESIGN TO CREATE A TEXTURED PATTERN
 ANODIZED FINISH
 LINEAR ACCENT LIGHTING TO CREATE
 INTEREST AT NIGHT

FACADE SYSTEM 4

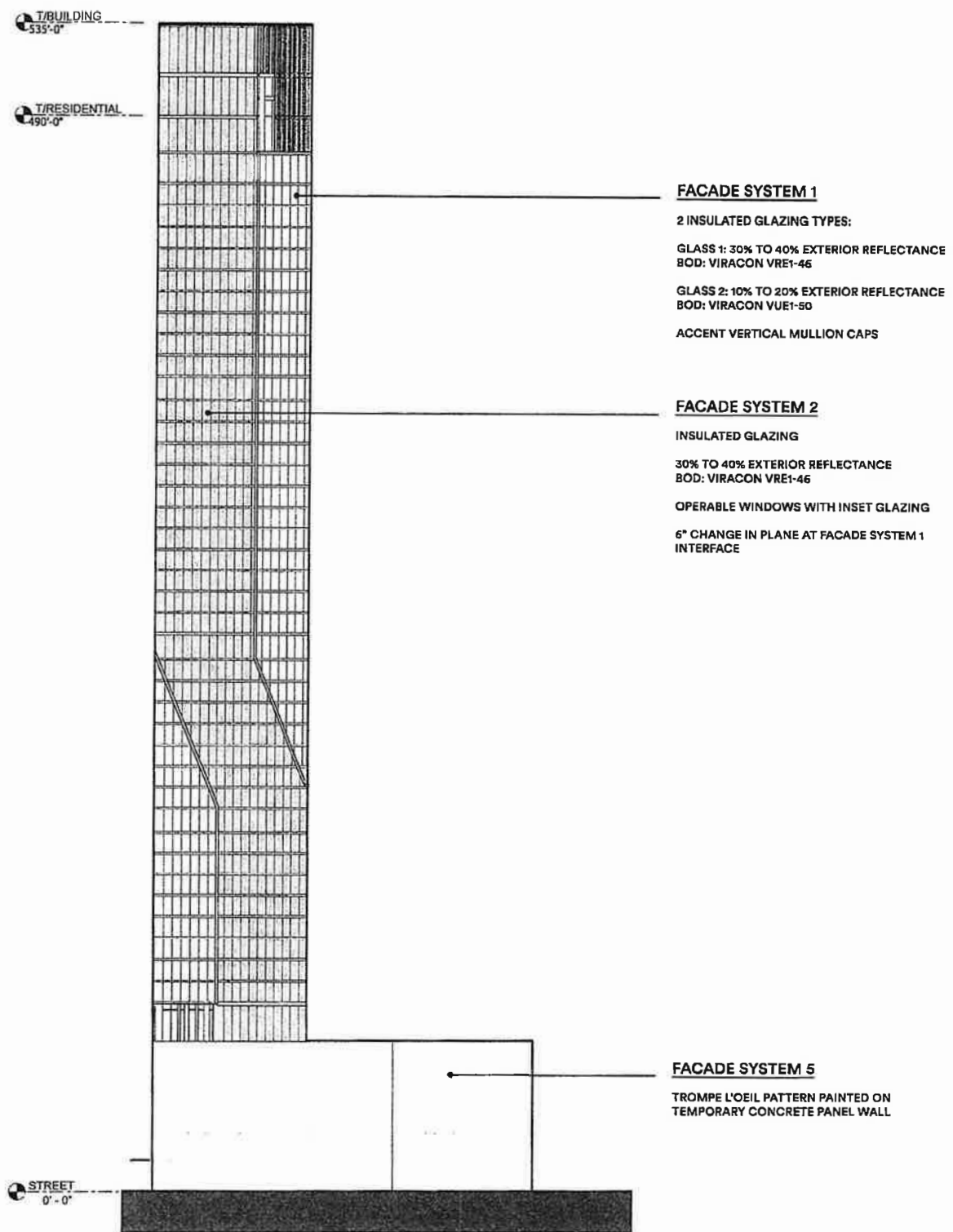
PODIUM GLAZING
 LOW-IRON INSULATED GLAZING WITH LOW
 E COATING WITH VISIBLE TRANSMITTANCE
 ABOVE 65%:
 BASIS OF DESIGN: VIRACON VE24-2M

SUBAREA 'A' NORTH ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
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Administrative Amendment: October __, 2024



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FACADE SYSTEM 1

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 GLASS 1: 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VRE1-46
 GLASS 2: 10% TO 20% EXTERIOR REFLECTANCE
 BOD: VIRACON VUE1-50
 ACCENT VERTICAL MULLION CAPS

FACADE SYSTEM 2

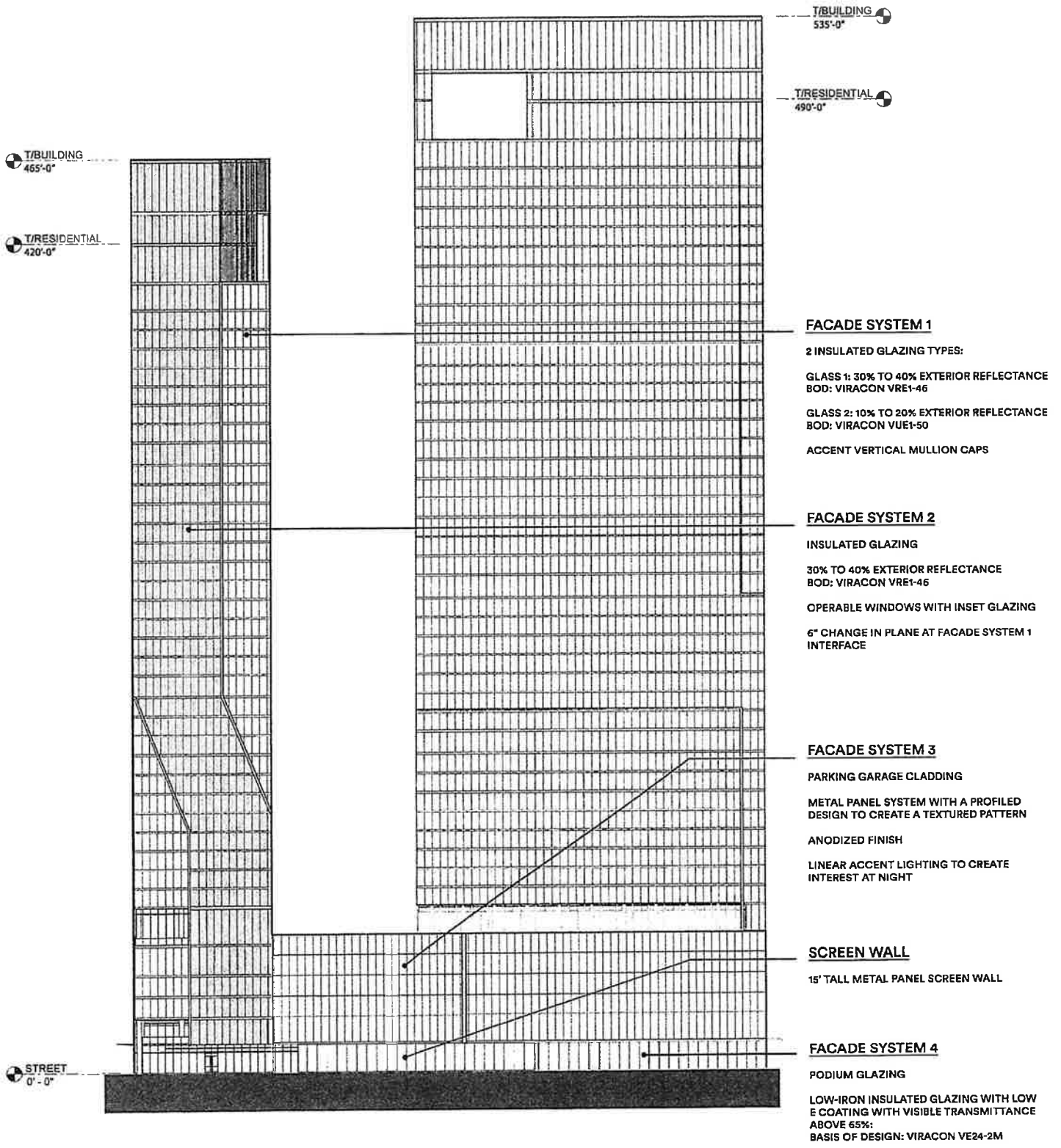
INSULATED GLAZING
 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VRE1-46
 OPERABLE WINDOWS WITH INSET GLAZING
 6" CHANGE IN PLANE AT FACADE SYSTEM 1
 INTERFACE

FACADE SYSTEM 5

TROMPE L'OEIL PATTERN PAINTED ON
 TEMPORARY CONCRETE PANEL WALL

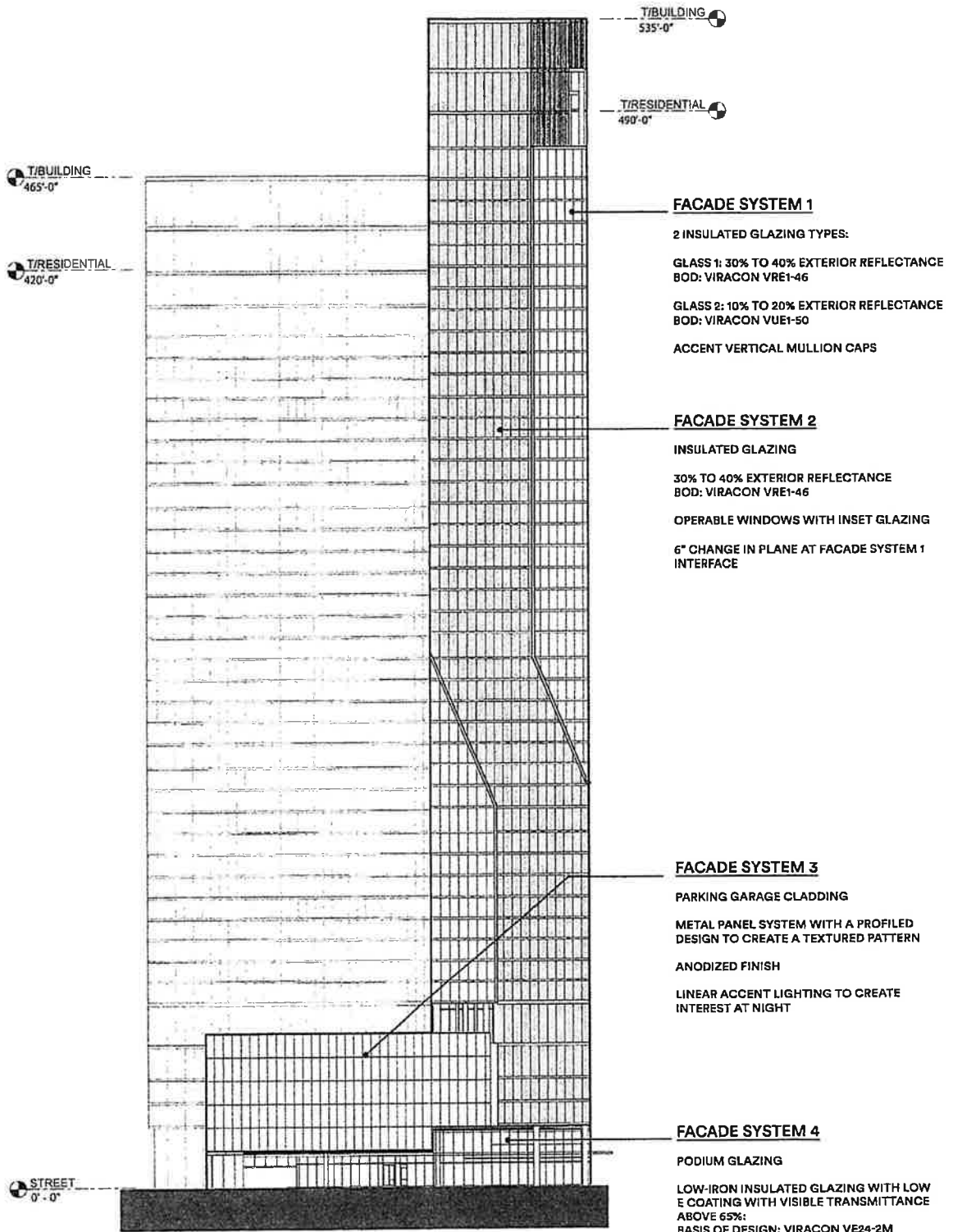
SUBAREA 'A' TOWER WEST ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
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SUBAREAS 'A'+ 'B' SOUTH ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
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SUBAREAS 'A'+ 'B' EAST ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021
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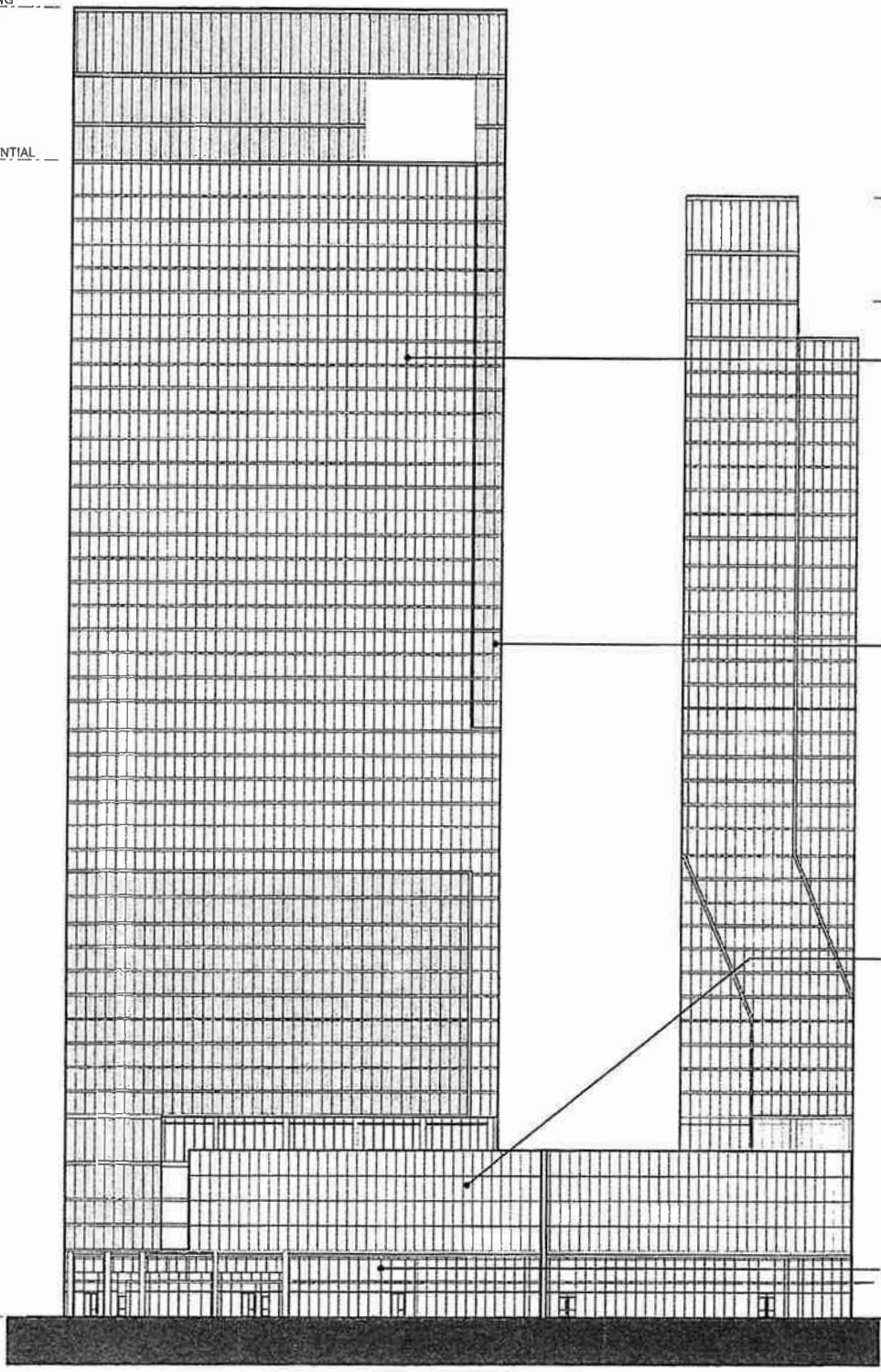
T/BUILDING
535'-0"

T/RESIDENTIAL
490'-0"

T/BUILDING
465'-0"

T/RESIDENTIAL
420'-0"

STREET
0' - 0"



FACADE SYSTEM 1

2 INSULATED GLAZING TYPES:

GLASS 1: 30% TO 40% EXTERIOR REFLECTANCE
BOD: VIRACON VRE1-46

GLASS 2: 10% TO 20% EXTERIOR REFLECTANCE
BOD: VIRACON VUE1-50

ACCENT VERTICAL MULLION CAPS

FACADE SYSTEM 2

INSULATED GLAZING

30% TO 40% EXTERIOR REFLECTANCE
BOD: VIRACON VRE1-46

OPERABLE WINDOWS WITH INSET GLAZING

6" CHANGE IN PLANE AT FACADE SYSTEM 1 INTERFACE

FACADE SYSTEM 3

PARKING GARAGE CLADDING

METAL PANEL SYSTEM WITH A PROFILED DESIGN TO CREATE A TEXTURED PATTERN

ANODIZED FINISH

LINEAR ACCENT LIGHTING TO CREATE INTEREST AT NIGHT

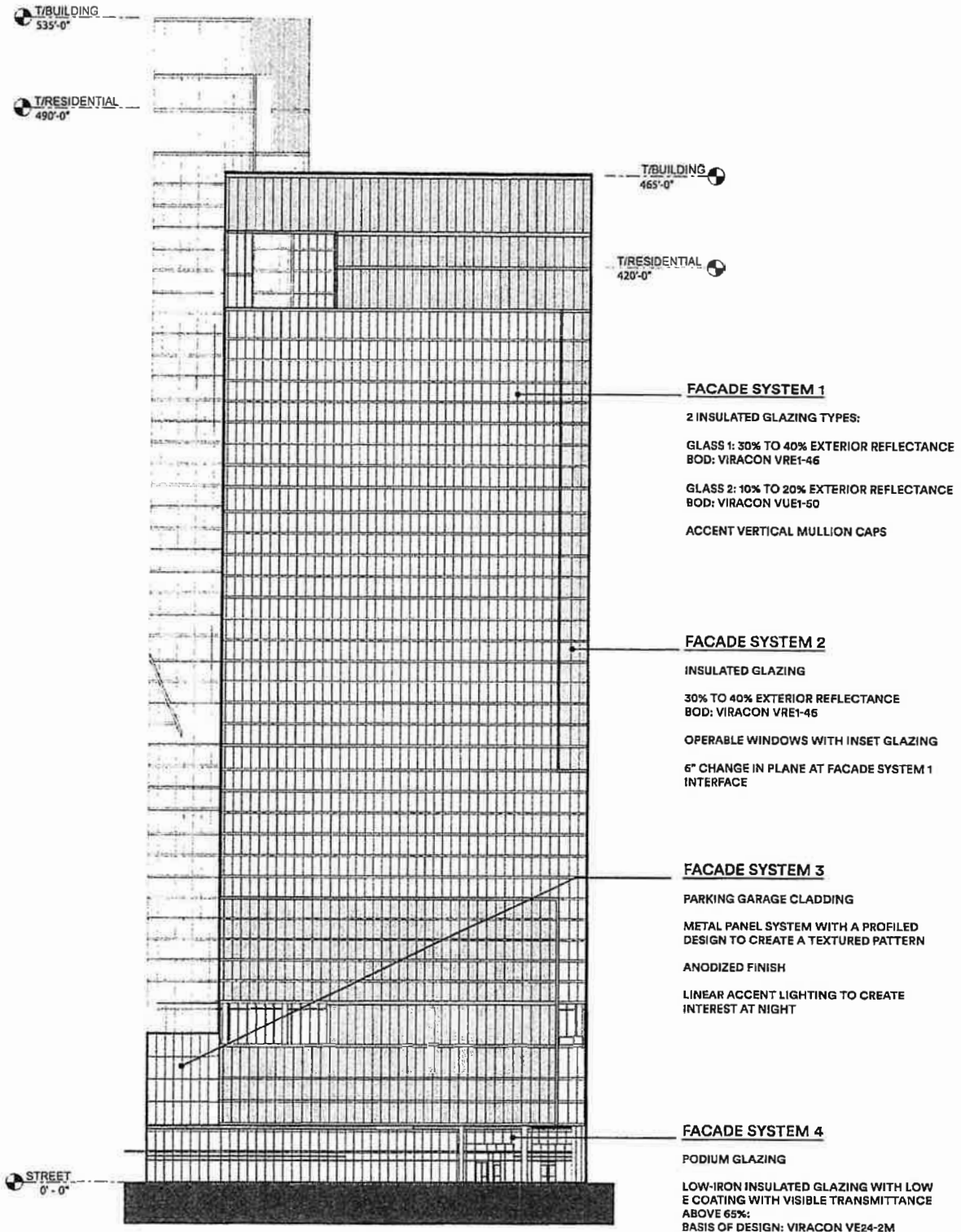
FACADE SYSTEM 4

PODIUM GLAZING

LOW-IRON INSULATED GLAZING WITH LOW E COATING WITH VISIBLE TRANSMITTANCE ABOVE 65%:
BASIS OF DESIGN: VIRACON VE24-2M

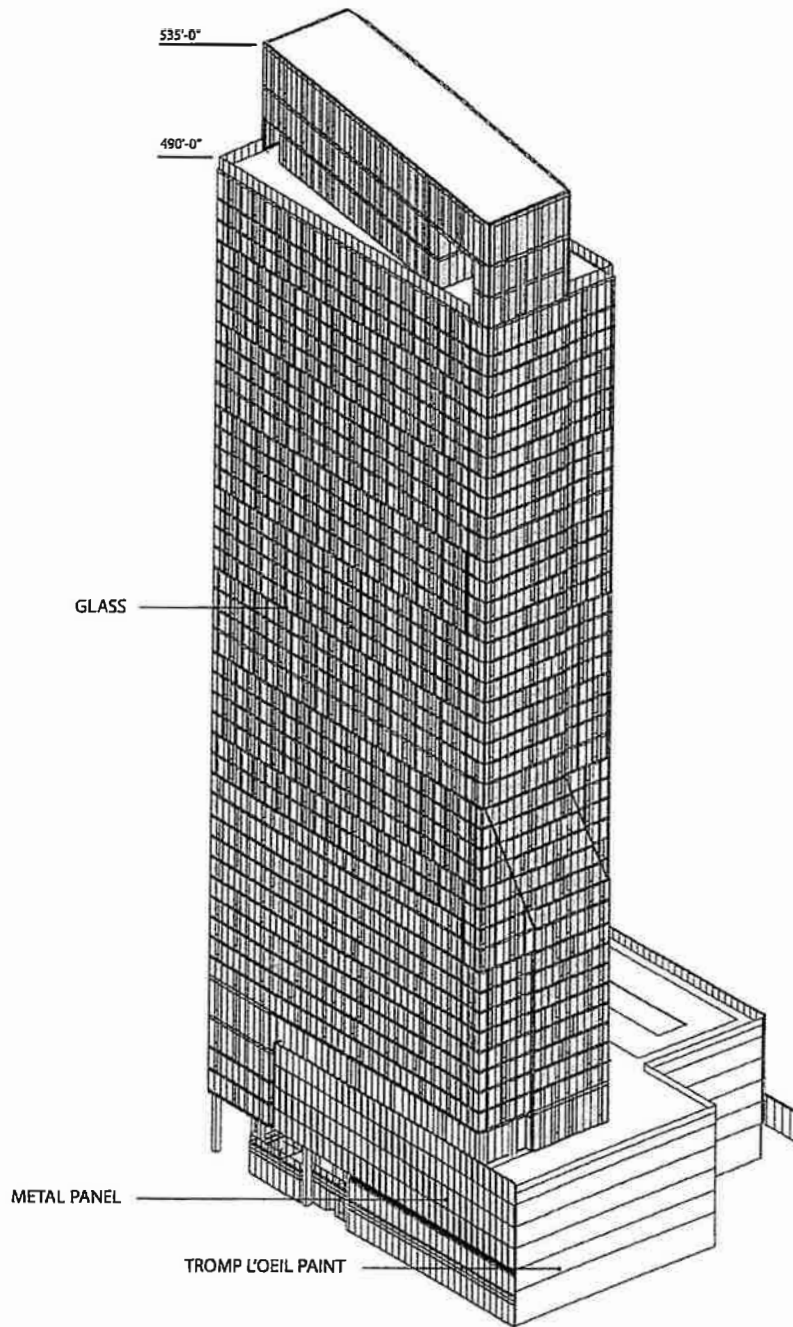
SUBAREAS 'A'+ 'B' NORTH ELEVATION

Applicant: Pacific Reach Properties
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SUBAREAS 'A'+ 'B' WEST ELEVATION

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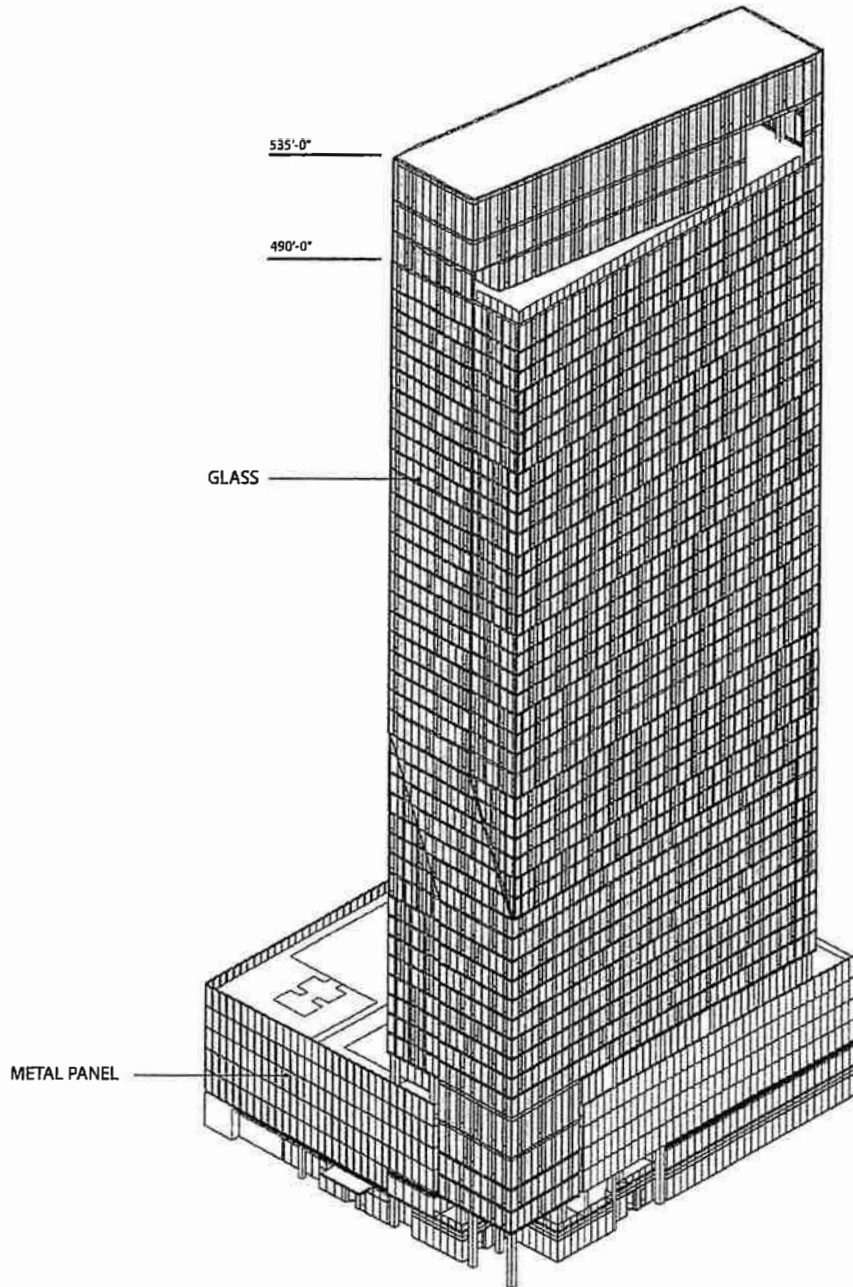


SUBAREA 'A' NORTHWEST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
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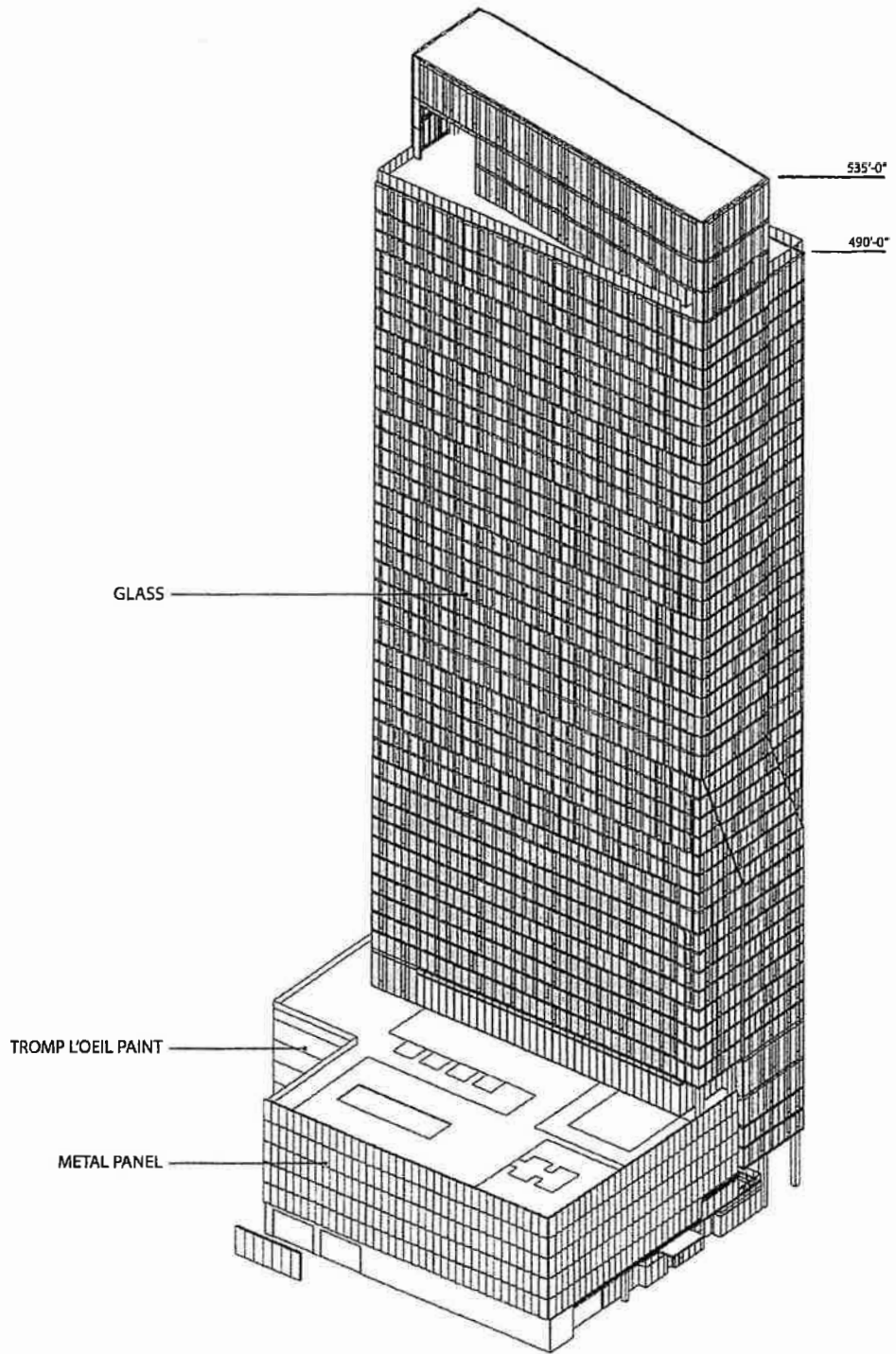


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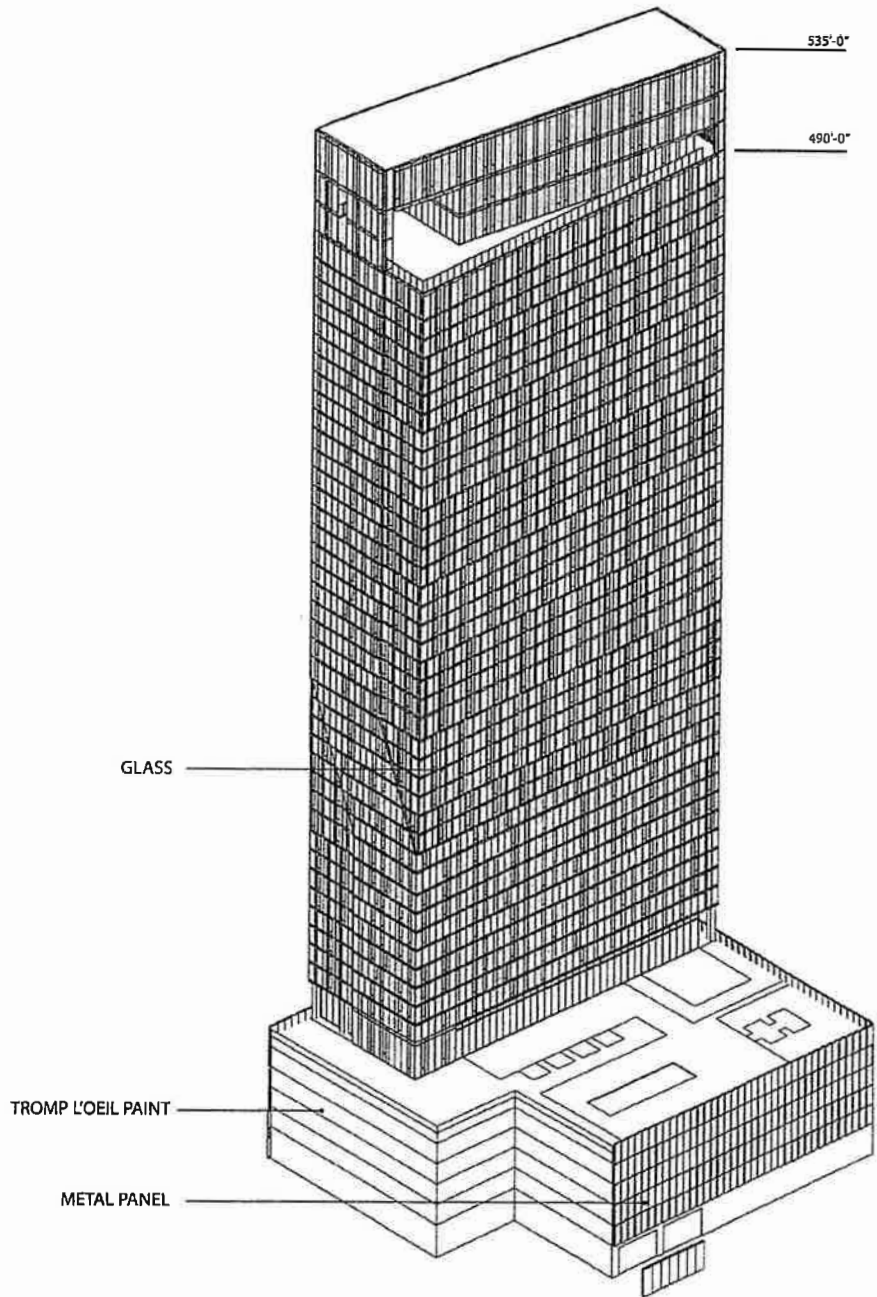
SUBAREA 'A' NORTHEAST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
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Administrative Amendment:	October __, 2024



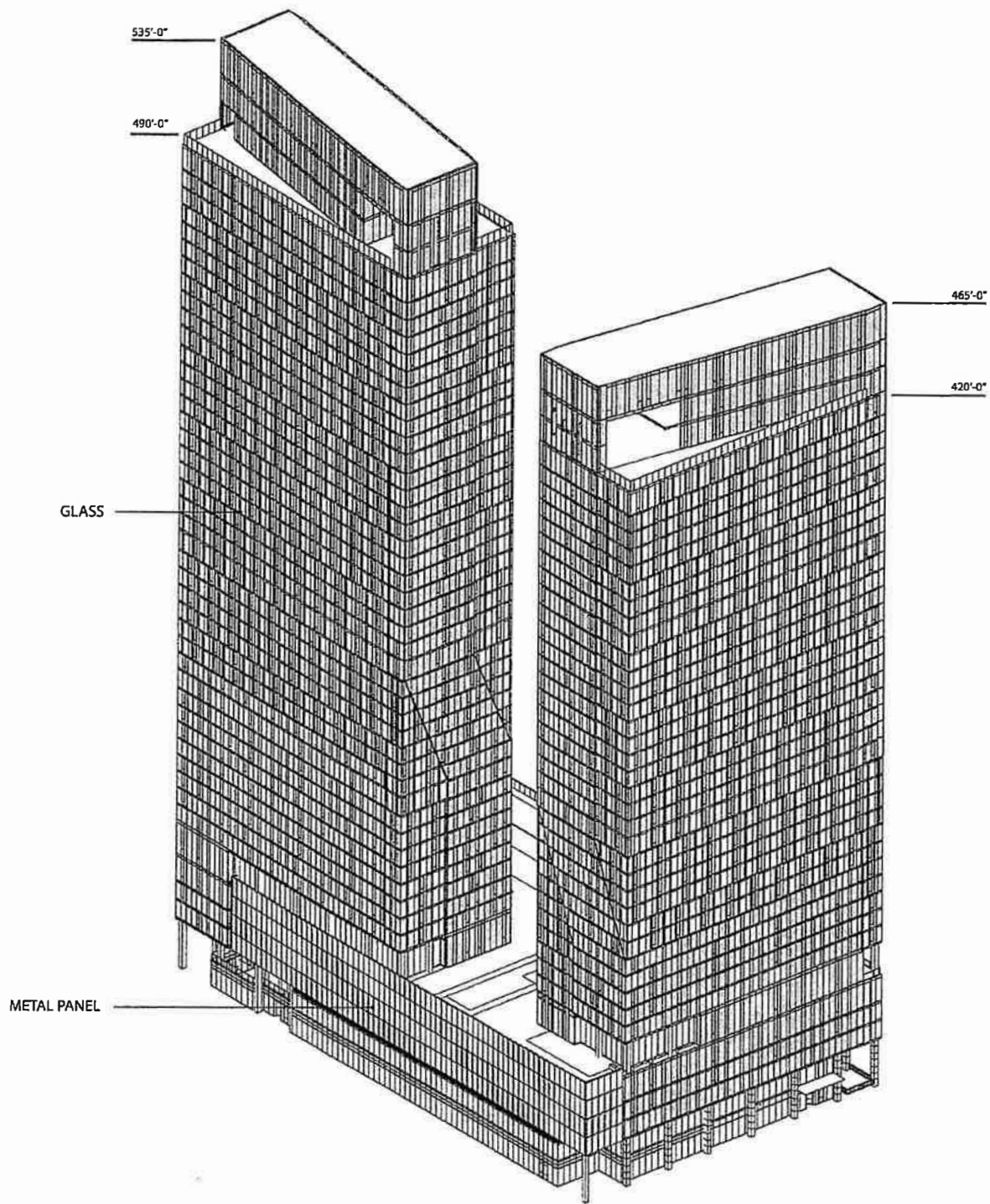
SUBAREA 'A' SOUTHEAST AXON

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Address:	601 West Monroe St
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Administrative Amendment:	October __, 2024



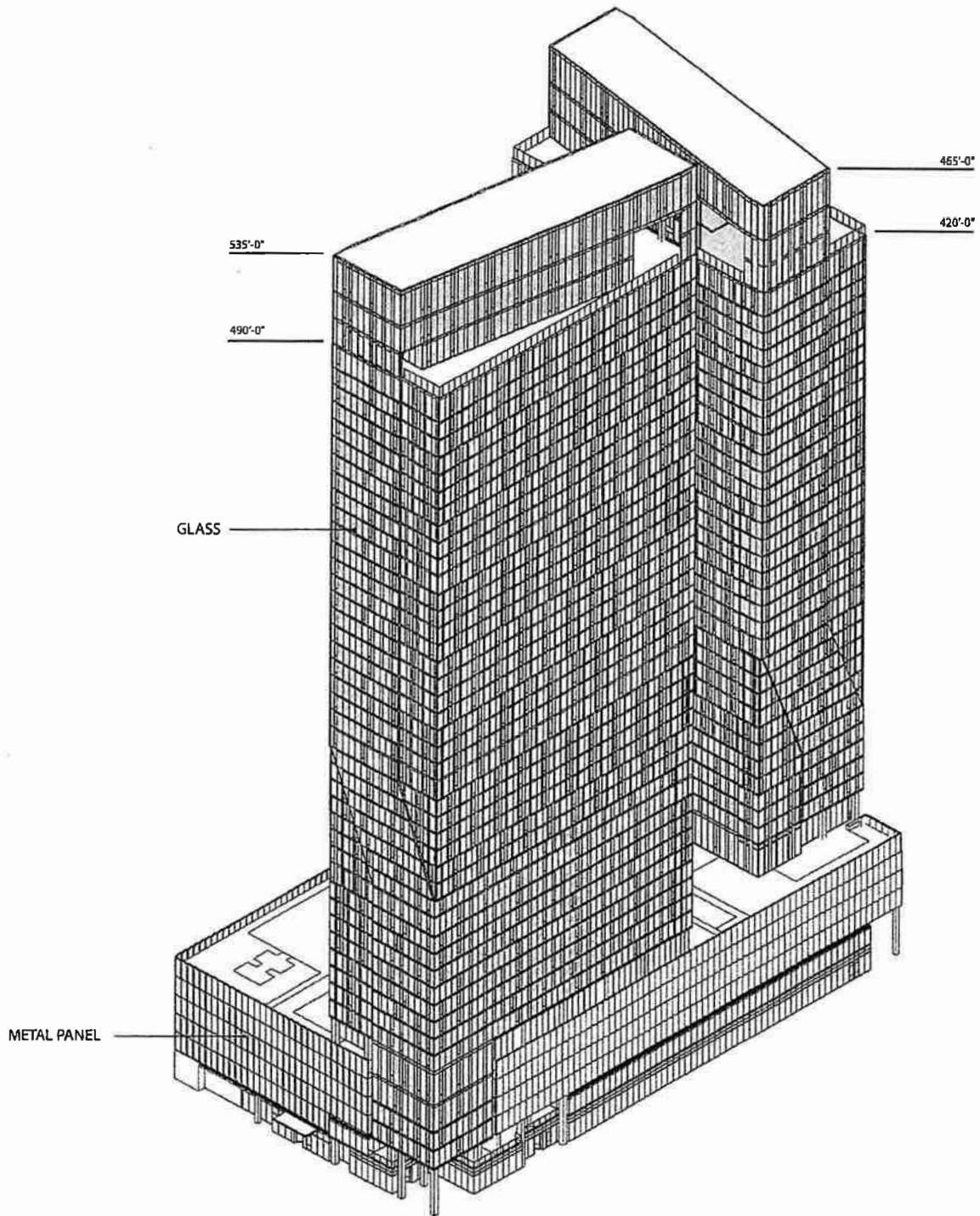
SUBAREA 'A' SOUTHWEST AXON

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
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Plan Commission: August 26, 2021
Administrative Amendment: October __, 2024



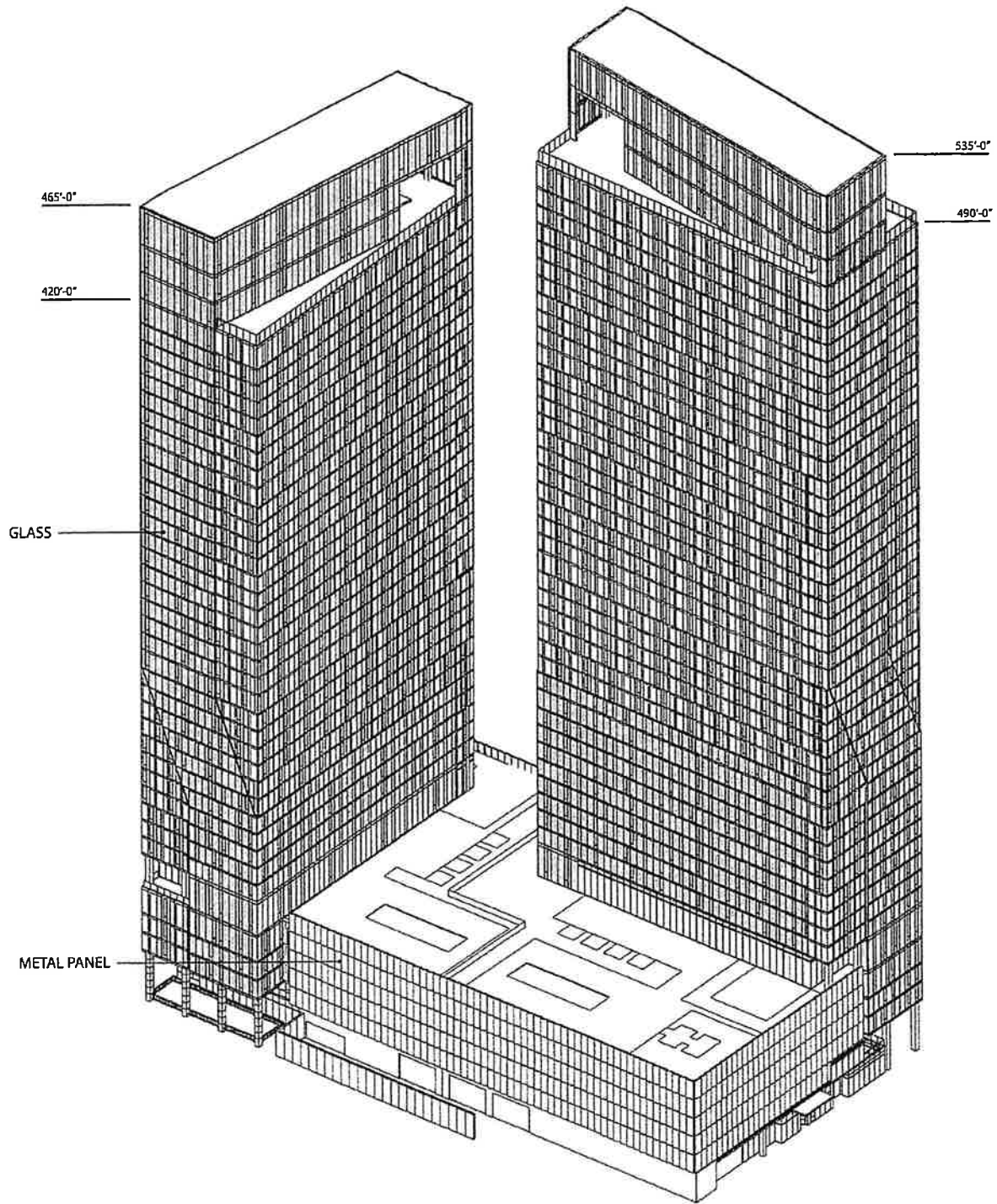
SUBAREAS 'A'+ 'B' NORTHWEST AXON

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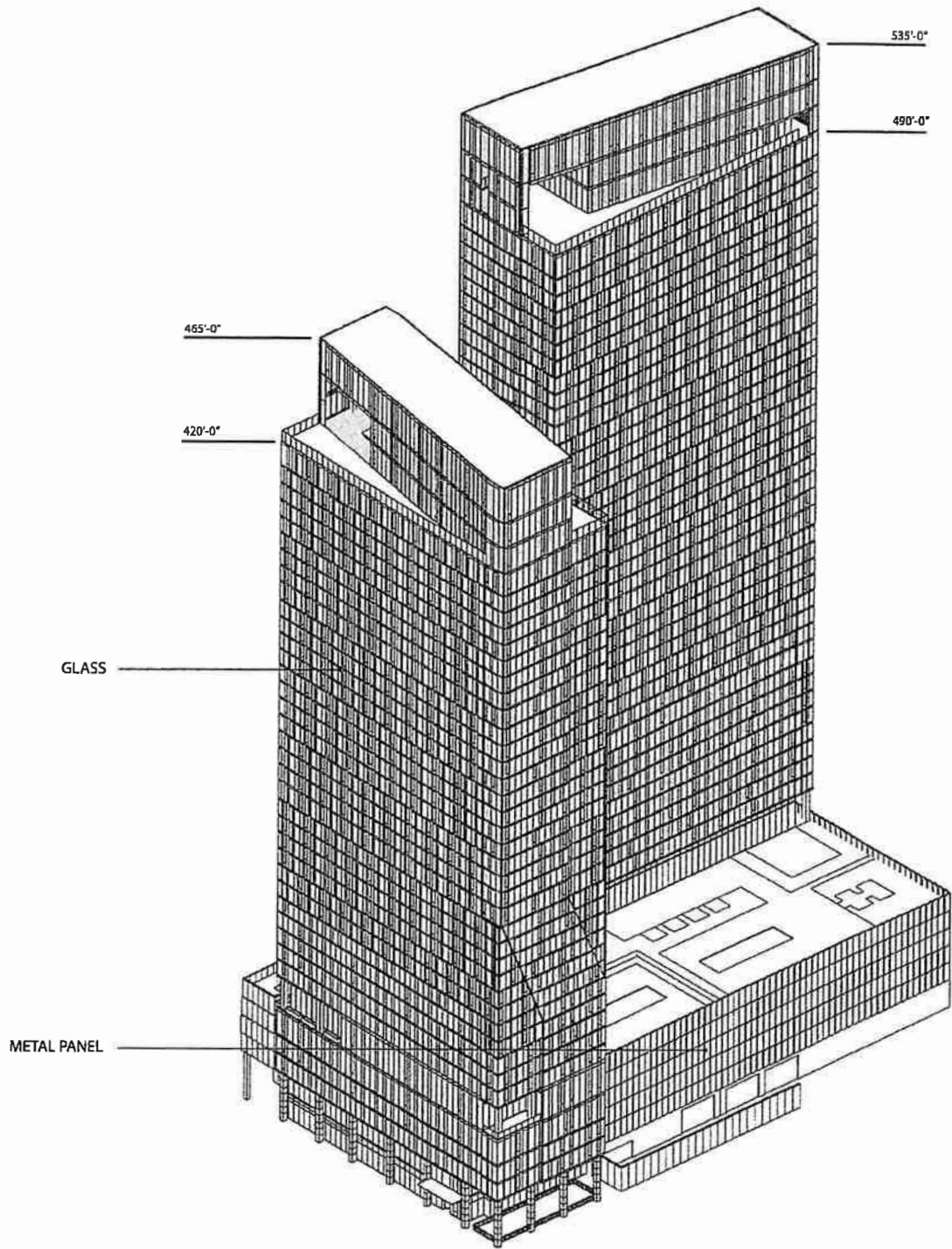
SUBAREAS 'A'+ 'B' NORTHEAST AXON

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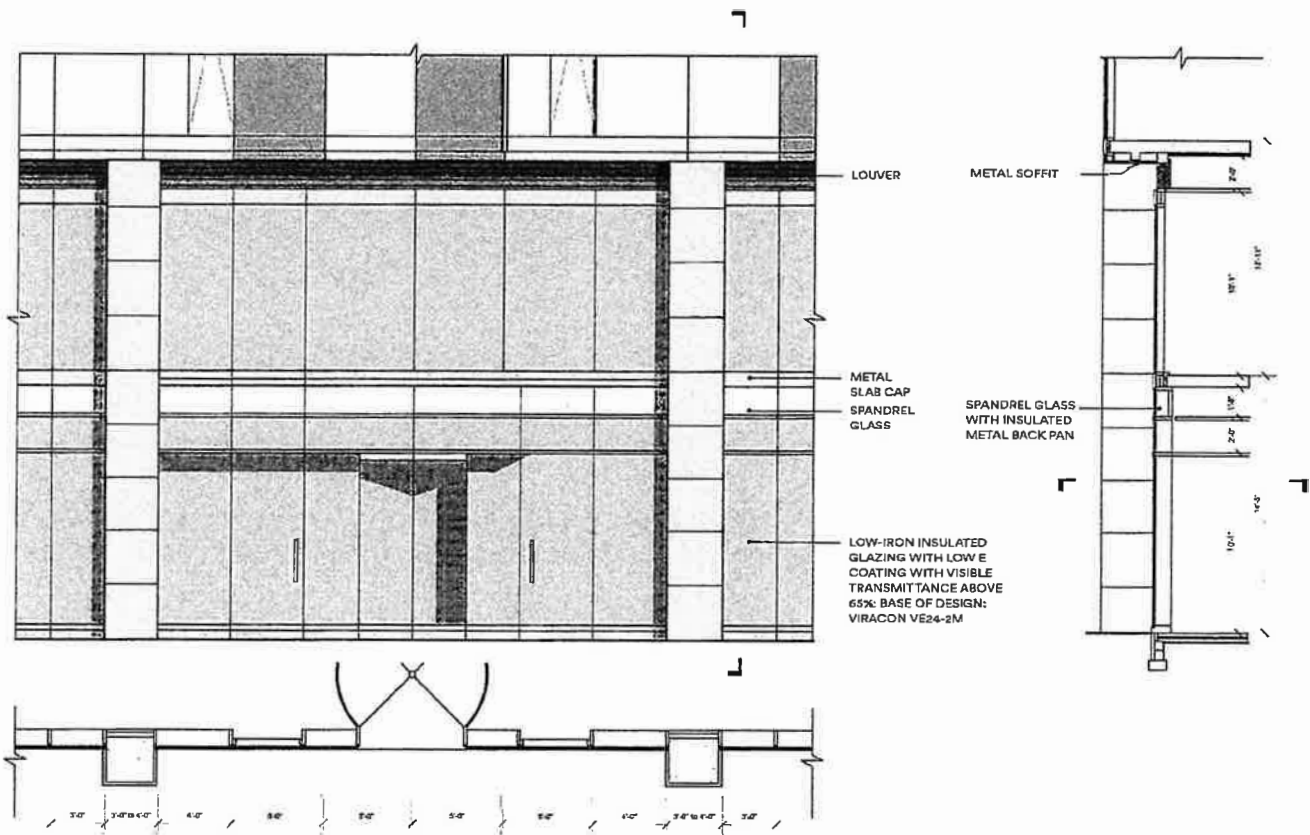
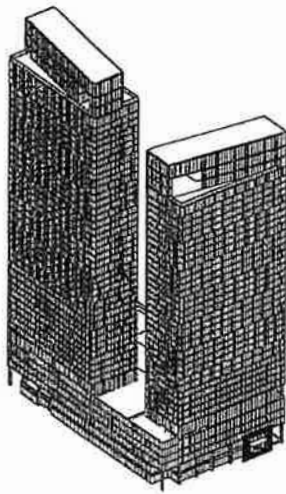
SUBAREAS 'A'+ 'B' SOUTHEAST AXON

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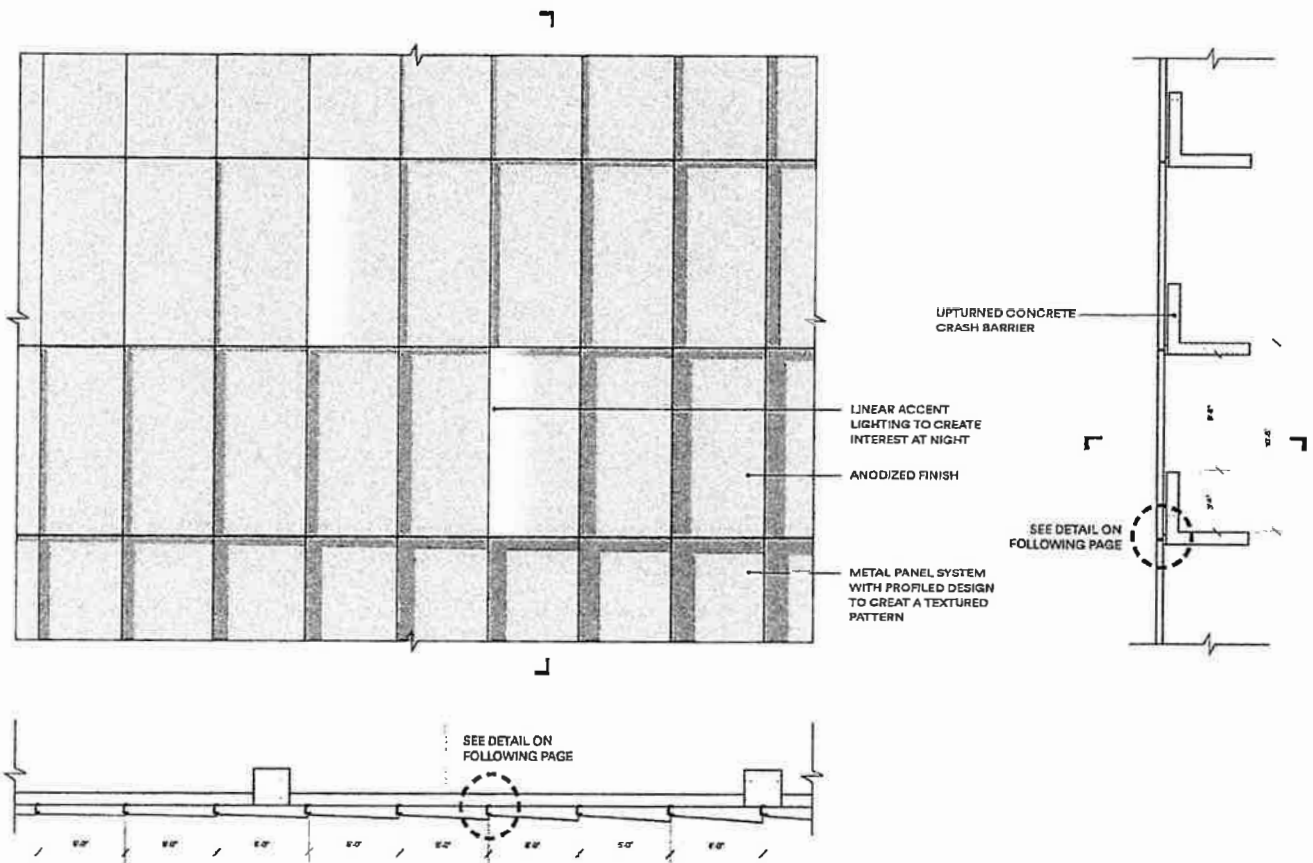
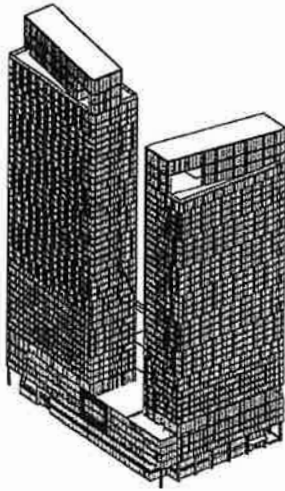
SUBAREAS 'A'+ 'B' SOUTHWEST AXON

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Address:	601 West Monroe St
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SYSTEM SHEET - BASE OF BUILDING

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021
Administrative Amendment: October __, 2024



SYSTEM SHEET - GARAGE CLADDING

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
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UNIT MIX COMPARISON

8/24/2021 UNIT MIX

TOWER 1

EFFICIENCY UNITS	TYPE	QTY	%	NSF/U
	STUDIO	126	23%	449
JUNIOR	66	12%	480	
CONV.	73	14%	560	
CONV. 1 BED	98	18%	686	
1 BED	22	4%	736	
2 BED	34	6%	982	
4 BED	119	22%	1361	
TOTAL	637	100%	759	
TOTAL NSF	407,618			
EFF. UNIT %	67.4%			

TOWER 2

EFFICIENCY UNITS	TYPE	QTY	%	NSF/U
	STUDIO	120	23%	407
JUNIOR	125	24%	489	
CONV.	33	6%	688	
CONV. 1 BED	137	27%	694	
2 BED	93	18%	936	
3 BED	8	2%	1625	
TOTAL	516	100%	628	
TOTAL NSF	324,232			
EFF. UNIT %	80.4%			

9/25/2024 UNIT MIX

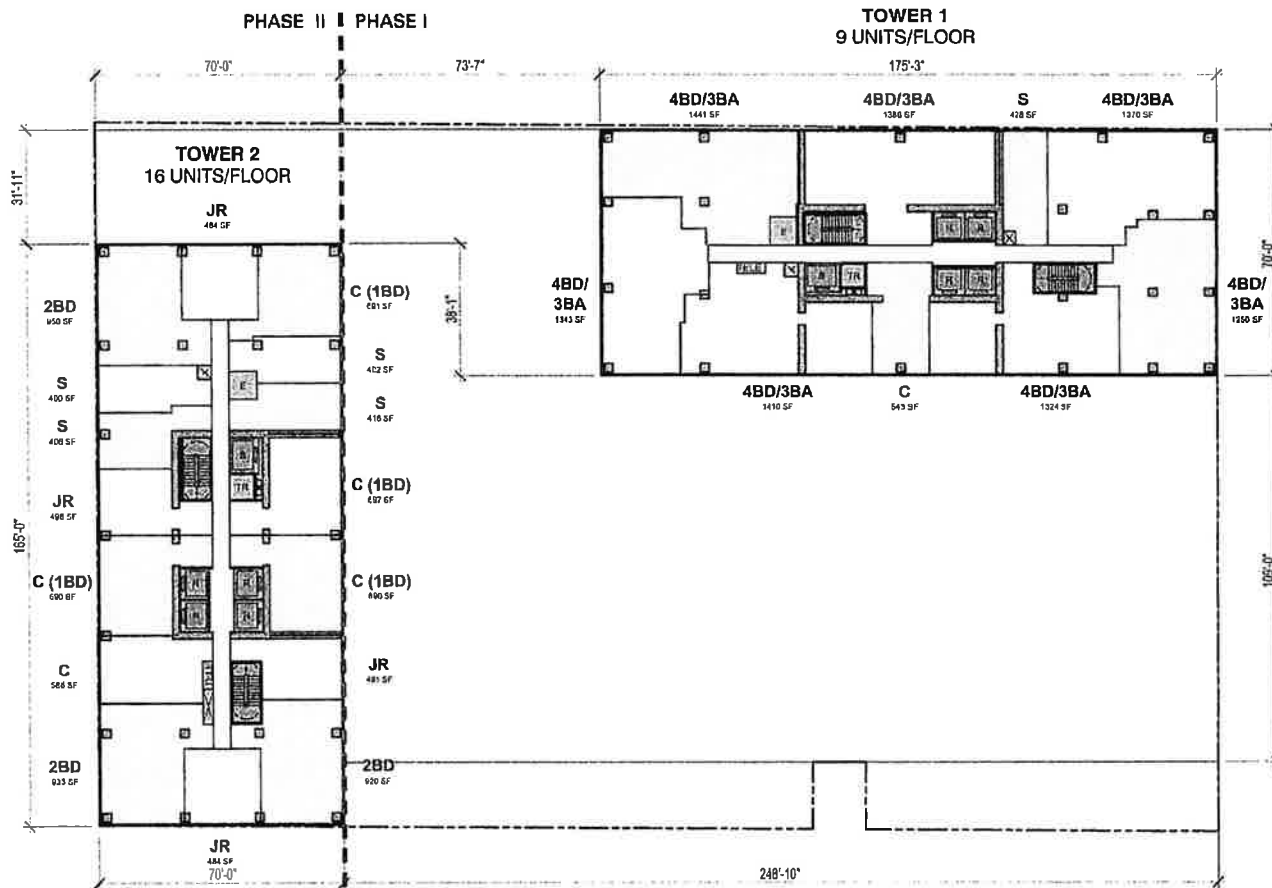
EFFICIENCY UNITS	TYPE	QTY	%	NSF/U
	STUDIO	32	6%	468
JUNIOR	78	14%	484	
CONV.	140	25%	626	
CONV. 1 BED	166	28%	693	
1 BED	16	3%	760	
2 BED	34	25%	1041	
4 BED	0	0%	-	
TOTAL	562	100%	722	
TOTAL NSF	406,029			
EFF. UNIT %	72.2%			

EFFICIENCY UNITS	TYPE	QTY	%	NSF/U
	STUDIO	68	14%	429
JUNIOR	95	19%	496	
CONV.	60	12%	623	
CONV. 1 BED	170	35%	689	
2 BED	90	18%	963	
3 BED	8	2%	1547	
TOTAL	491	100%	671	
TOTAL NSF	329,645			
EFF. UNIT %	80.0%			



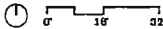
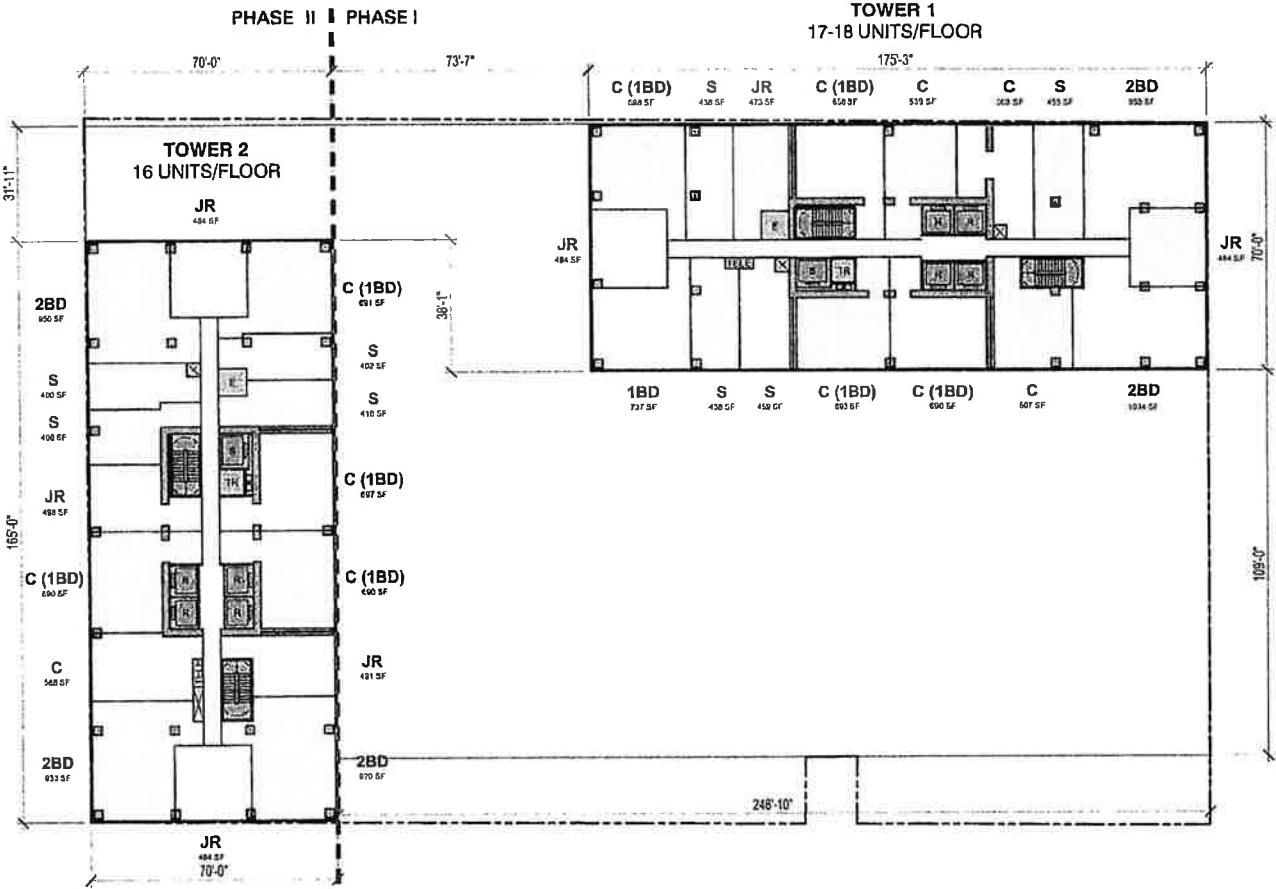
RESIDENTIAL LOWER TIER PLANS | LEVELS 6-22 (PHASE I)

8/24/2021 DESIGN



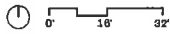
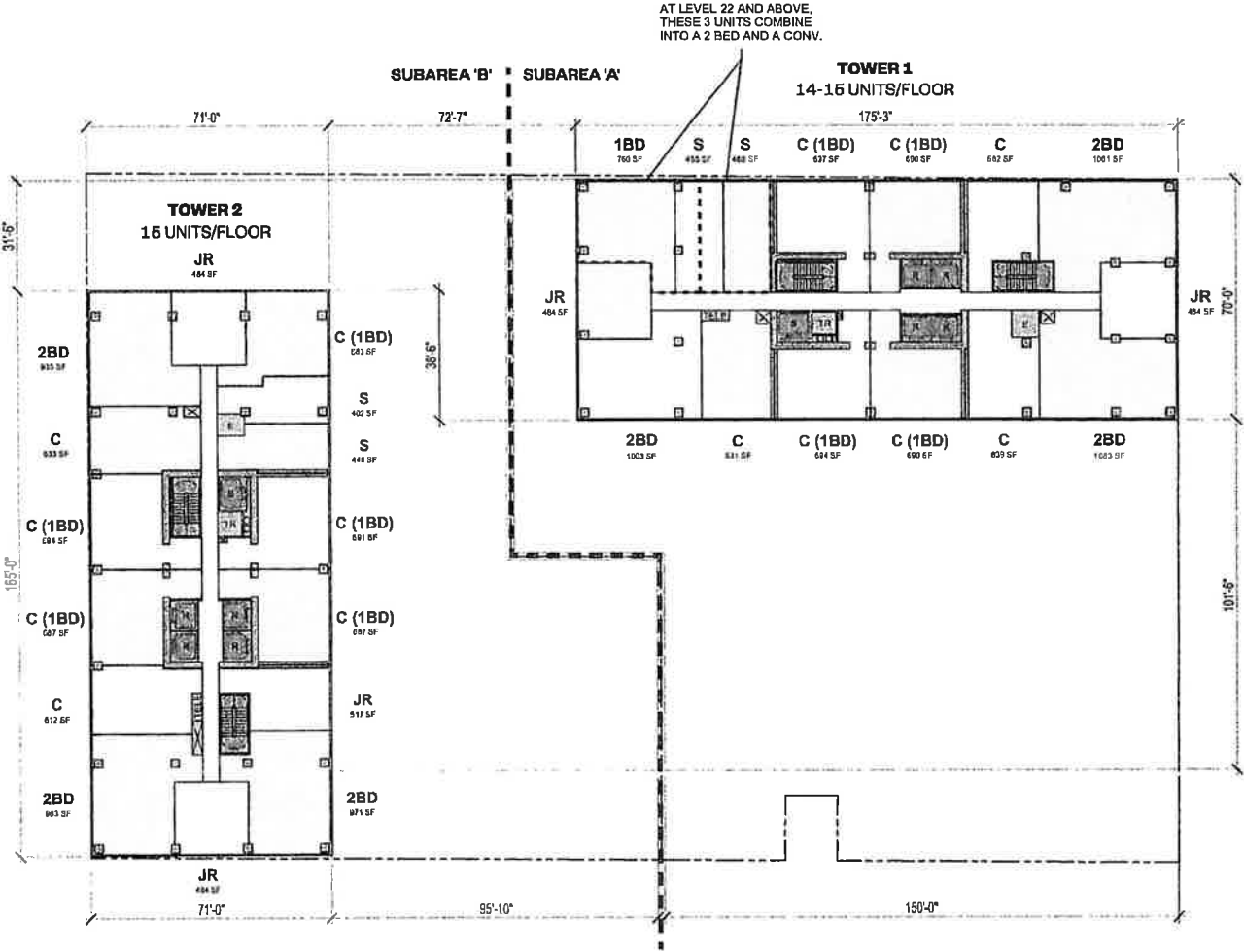
RESIDENTIAL UPPER TIER PLANS | LEVELS 23-44 (PHASE I) LEVELS 6-37 (PHASE II)

8/24/2021 DESIGN



RESIDENTIAL TYPICAL PLANS | LEVELS 6-44 (TOWER 1) / LEVELS 6-35 (TOWER 2)

9/25/2024 DESIGN



Reclassification Of Area Shown On Map No. 2-F.
 (As Amended)
 (Application No. 20703)
 (Common Address: 601 W. Monroe St.)

BB PD 1517

[SO2021-1954]

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 DC-12 Downtown Core District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Monroe Street; South Jefferson Street; a line 199.07 feet south of and parallel to West Monroe Street; and South Desplaines Street,

to those of a Residential-Business 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:

Residential-Business Planned Development No. 1517.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1517 ("Planned Development") consists of approximately 63,168 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Jamal Properties (601 West Monroe), Inc. is the owner of the Property and the "Applicant" for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or

designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") 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 Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

The developer will be responsible for the cost of the design and installation of the following traffic signal improvements:

- Southbound lagging protected phase at Desplaines and Monroe.
 - Northbound lagging protected phase at Jefferson and Madison.
4. This Planned Development consists of these 19 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by SCB and dated August 26, 2021 (the "Plans"): an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; an Existing Zoning Map; a Site Plan, Landscape and Ground Floor Plan; a Ph 1 Site Plan, Landscape and Ground Floor Plan; a Site, Landscape, and Rooftop Plan; Building Elevations (North, South, East and West; Phase 1 and Overall); Axons (Northwest, Northeast, Southeast, Southwest, Phase 1 and Overall); System Sheets (Base of Building, Garage Cladding; Wall System 1 and 1 and 2 and Rooftop Deck). The Planned Development also consists of an Affordable Housing Profile, attached hereto. 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 Zoning Ordinance, and all requirements thereof, 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 Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: dwelling units above the ground floor; office; animal services (excluding overnight boarding and kennels and stables); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all); financial services (excluding payday loan and pawn shops); schools (subject to site plan approval per Statement 17); day care (subject to site plan approval per statement 17); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation (excluding entertainment cabaret, outdoor, children's play center and shooting range facility); artisan manufacturing, production and industrial services (only as an accessory use to a principal retail use); co-located wireless communication facilities, accessory parking, and incidental and accessory uses.

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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 63,168 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.74, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 15.75. 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 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. 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. Final landscape plan review and approval will be by DPD. 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 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs 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 (i) 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 DC-12 Downtown Core District 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 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 1,053 units. As a result, the Applicant's affordable housing obligation is 105 ARO Units (10 percent of 1,053 rounded down), 26 of which are Required Units (25 percent of 105, rounded down). Applicant has agreed to satisfy its affordable housing obligation by (a) providing the 26 Required Units on-site in the proposed residential development and (b) making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per unit, \$14,847,181 in total, as adjusted in accordance with Section 2-44-080 ("Cash Payment") in lieu of the development of the remaining 79 ARO units, as set forth in the Affordable Housing Profile Form attached hereto as an 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 the department 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 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 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for the "School" and "Daycare Use", the Applicant shall submit a site plan and floor plans for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for the school use or the daycare use shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned floor plans;
- fully-dimensioned building elevations;
- fully-dimensioned landscape plants;
- statistical information applicable to the site, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks;
- an updated traffic study;
- Off-street parking requirement determination information pursuant to Section 17-10-0207-11 of the Chicago Zoning Ordinance including description of the property; maximum number of employees on any one shift; description of clients;

the age break-down and number of infants, toddlers, two-year olds, three to four-year olds, preschool and school aged for the daycare use; other uses in the building; anticipated number of clients; seating capacity; days and hours of operation; proximity to public transportation; number of any existing off-street parking spaces on-site; proposed pick-up and drop-off plans; and

-- approvals from CDOT, MOPD, and Fire.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

18. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders to and any ground lessors of the Property, shall provide a dog park as indicated on the Plans. The dog park shall be privately owned, maintained, open to the public (subject to occasional closure for private use), and free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year. The public shall have use of the dog run but Applicant shall be responsible for the costs and performance of maintenance thereof.
19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DC-12 Downtown Core District.

[Residential Upper and Lower Tier Plans; Existing Zoning Map; Existing Land-Use Map; Property Line, Boundary and Subarea Map; Site, Landscape and Ground Floor Plans; Rooftop Plan; Building Elevations; Phase 1 and 2 Northwest, Northeast, Southeast, Southwest Axon; System Sheet -- Base of Building, Garage Cladding; Wall System 1 and 2; and Roof Top Deck referred to in these Plan of Development Statements printed on pages 36171 through 36204 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:

Residential Business Planned Development, Number 1517.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	92,115
Area of Public Rights-of-Way (square feet):	28,947

Net Site Area (square feet):	63,168
Subarea A:	49,215
Subarea B:	13,953
Maximum Floor Area Ratio:	15.74
Subarea A:	11.40
Subarea B:	30.90
Maximum Number of Dwelling Units:	1,053
Subarea A:	537
Subarea B:	516
Minimum Accessory Off-Street Parking Spaces:	430
Subarea A:	400
Subarea B:	30
Minimum Off-Street Loading Spaces (all to be provided in phase 1):	7
Residential:	5 (10 feet by 25 feet)
Retail:	2 (10 feet by 50 feet)
Minimum Number of Bicycle Parking Spaces:	385
Subarea A:	385
Subarea B:	0

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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 13, 2015). More information is online at 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

Date: 6-18-2021

DEVELOPMENT INFORMATION

Development Name: 601 W Monroe
 Development Address: 601 W Monroe, Chicago, IL. 60661
 Zoning Application Number, if applicable: NA

Ward: 42

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

Type of City Involvement
check all that apply

- City Land
- Financial Assistance
- Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

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

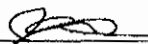
Developer Name Pacific Reach Properties Development
 Developer Contact Mark Marshall
 Developer Address 1818-701 W Georgia Street, Vancouver, BC V7Y1C6
 Email mmarshall@pacificreach.com Developer Phone 604-209-0697
 Attorney Name Richard F. Klawiter Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin Q2 2024
 Estimated date of building permit* Q1 2022
 Estimated date ARO units will be complete Q2 2024

*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)

Mark Marshall	6-18-2021
_____ Developer or their agent	_____ Date
	July 8, 2021
_____ Justin Root or Denise Roman, DOH	_____ Date



AR We Form**FINAL FOR
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Name Mark Marshall
 Email mmarshall@pacificreach.com

Development Information

Are you re ning to downtown No
 Is your project subject to the AR Pilots 201 AR REQUIREMENTS APPLY

Address

Submitted Date: 06/18/2021

Number From 301 Number To 601 Direction W
 Street Number Monroe Postal Code 60661

Development Name

601 W Monroe

Information

Ward 42 AR Zone Downtown

Details

AR trigger Downtown Planned Development
 Total units 10 3
 Development type Rent
 TSL Project TSL-or FAR doesn'te need 3.
 Submitted date 06 18 2021

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Requirements

Affordable units :105 *On-site aff. Units: 26

How do you intend to meet your required obligation

On-Site: 26 Off-Site: 0

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

Total Units: 26 In-Lieu Fee Owed: 14,847,181

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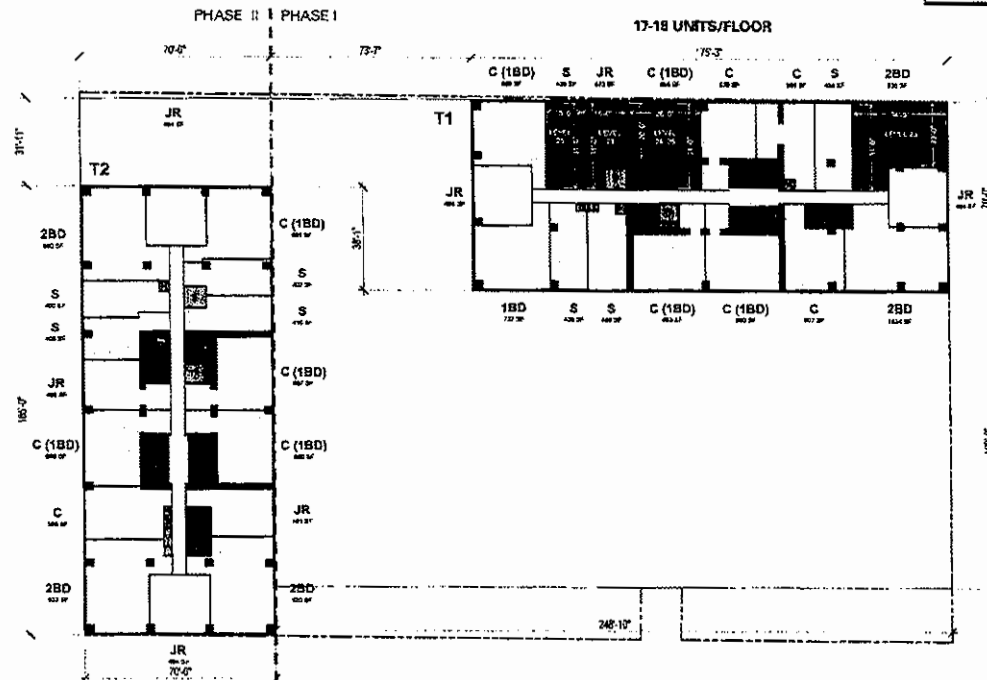
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary							
			unit	how many?	% of total	ave. square footage	how many?	% of total	ave. square footage	affordable vs market square footage*
Parking	On site garage	On site garage	studio	426	40%	451.0	10	38%	444.6	99%
Laundry	TBD	Same as market rate	one-bed	354	34%	631.2	9	35%	599.6	95%
Appliances			two-bed	123	12%	949.9	4	15%	951.3	100%
Refrigerator age/EnergyStar/make/model/color	TBD	Same as market rate	three-bed	8	1%	1625.0	0	0%	0.0	NA
Dishwasher age/EnergyStar/make/model/color	TBD	Same as market rate	four-bed	116	11%	1360.6	3	12%	1360.6	102%
Stove/Oven age/EnergyStar/make/model/color	TBD	Same as market rate								
Microwave age/EnergyStar/make/model/color	TBD	Same as market rate								
Bathroom(s) how many? Half bath? Full bath?	TBD	Same as market rate								
Kitchen countertops material	TBD	Same as market rate								
Flooring material	TBD	Same as market rate								
HVAC	TBD	Same as market rate								
Other	NA	NA								

Project Name	601 W Monroe
Zoning Application Number	NA
Address	601 W Monroe Chicago, IL 60661
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price	4.45 / 5F (Rental)
Total Units in Project	1053
Total Affordable units	26

RESIDENTIAL UPPER TIER PLANS | LEVELS 23-44 (PHASE I) LEVELS 6-37 (PHASE II)
 ARO UNIT LOCATIONS (PAGE 2 OF 2)

Unit	Phase I	Phase II	Total
1-BD	1	1	2
2-BD	1	1	2
3-BD	1	1	2
4-BD	1	1	2
Total	4	4	8



LOCATION ARO UNIT

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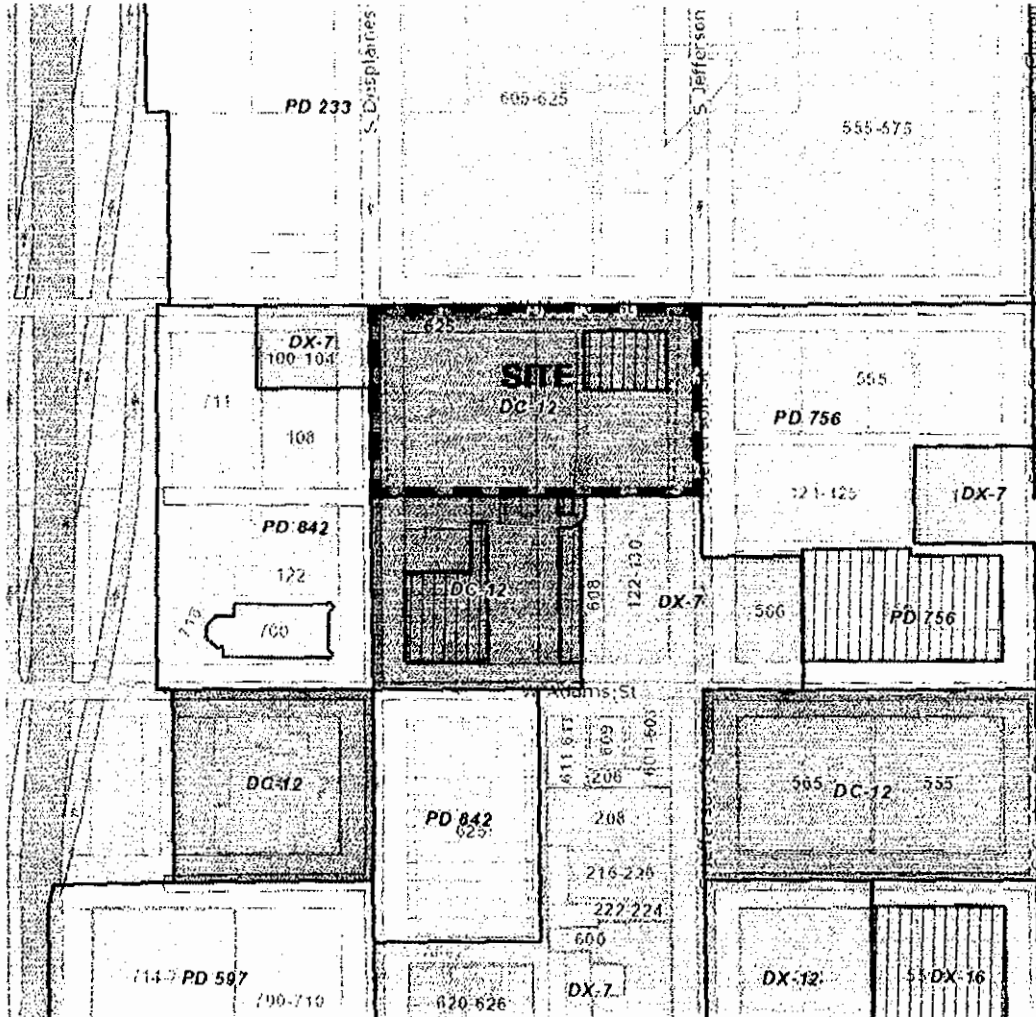
601 West Monroe | 06.17.2021 | 2020039

9/14/2021

REPORTS OF COMMITTEES

36175

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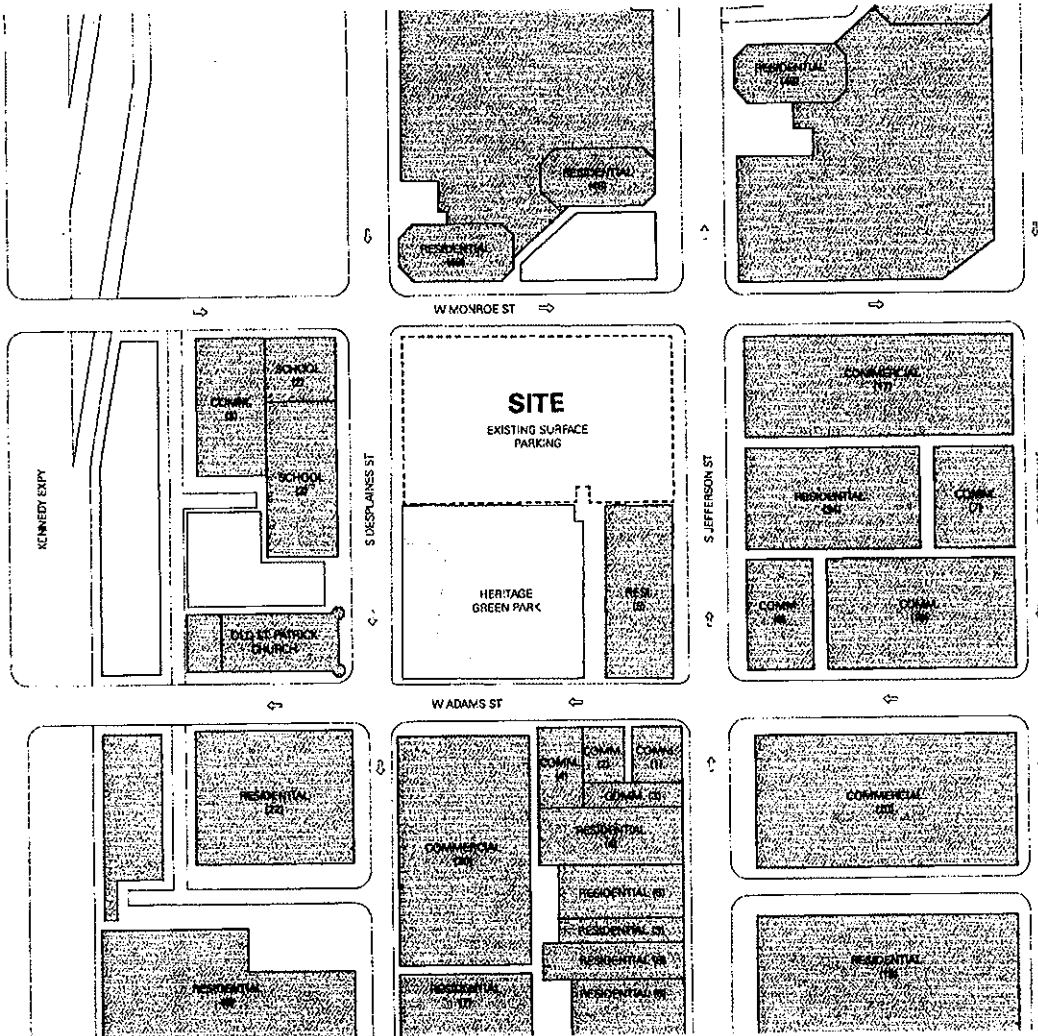
EXISTING ZONING MAP



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Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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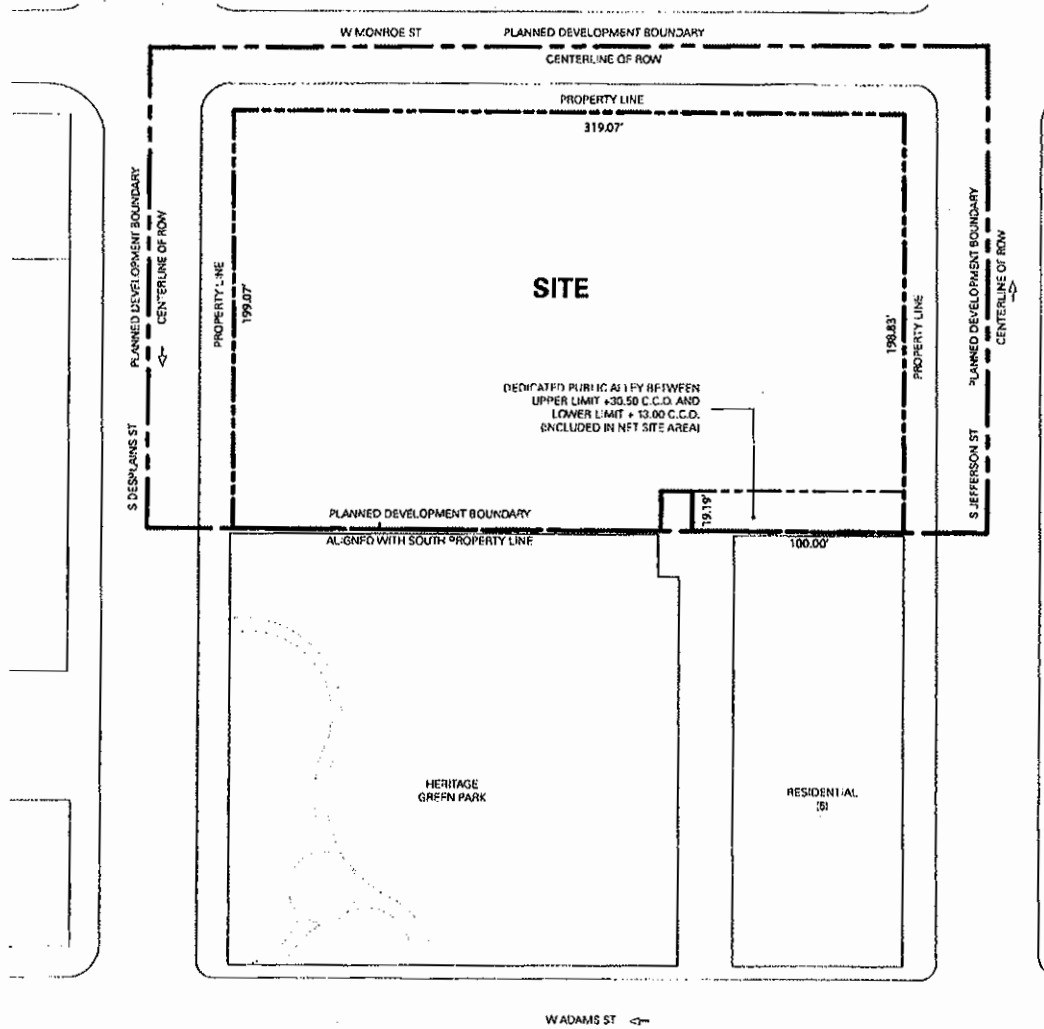
EXISTING LAND USE MAP



Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



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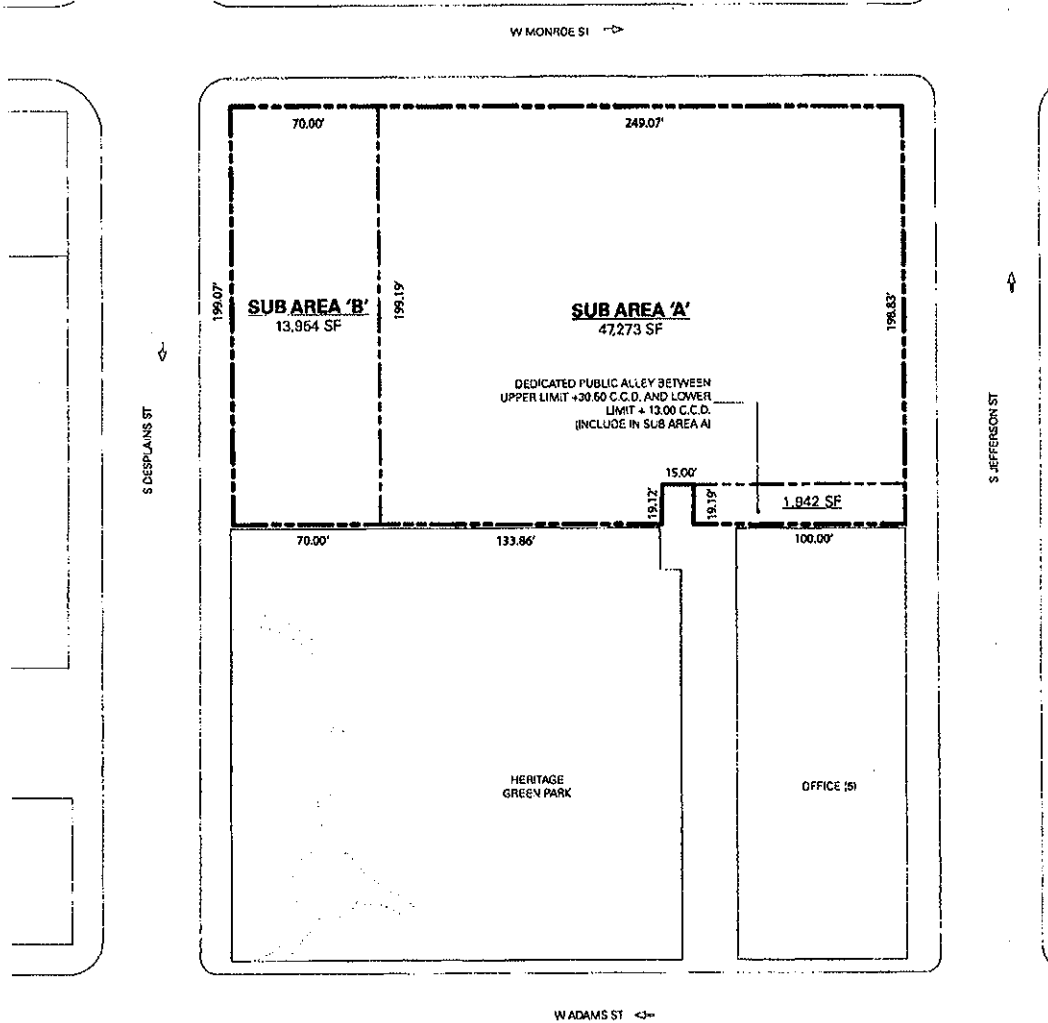


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



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SUB AREA MAP

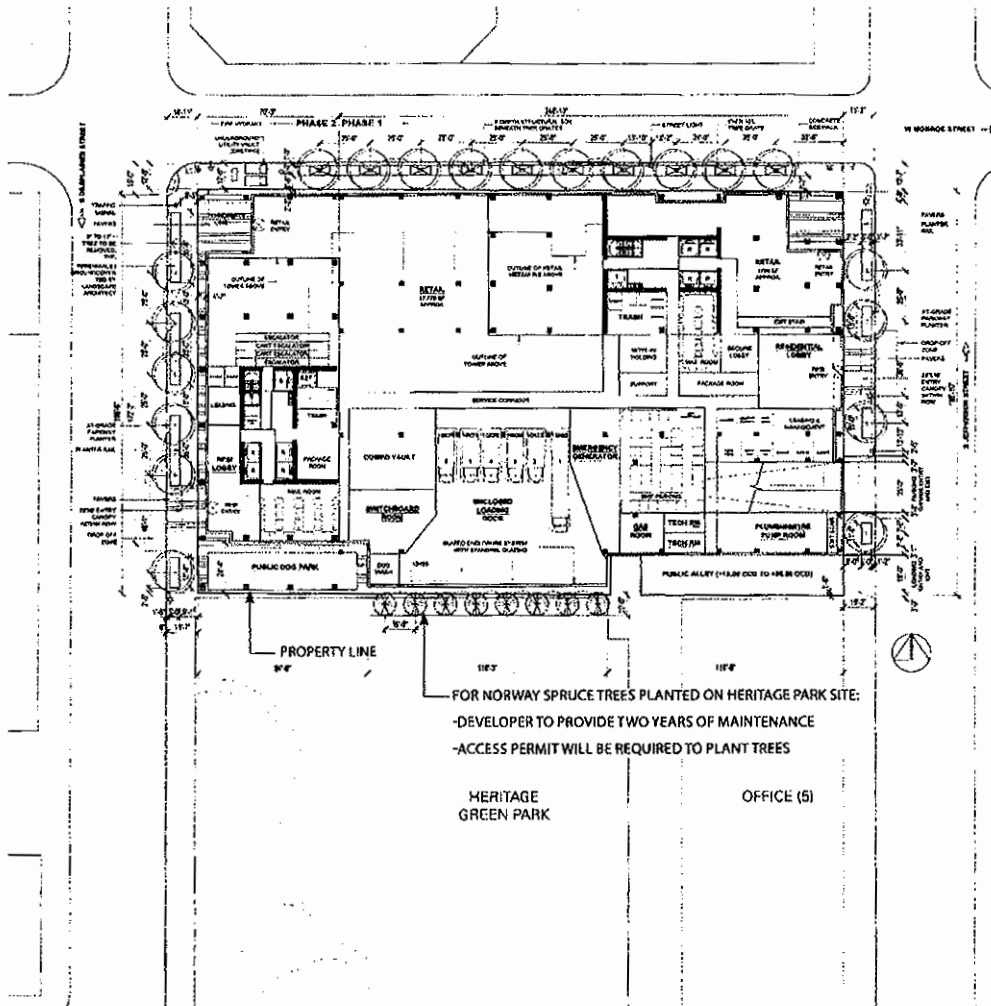
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Plan Commission:	August 26, 2021



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FOR NORWAY SPRUCE TREES PLANTED ON HERITAGE PARK SITE:
 -DEVELOPER TO PROVIDE TWO YEARS OF MAINTENANCE
 -ACCESS PERMIT WILL BE REQUIRED TO PLANT TREES

HERITAGE GREEN PARK

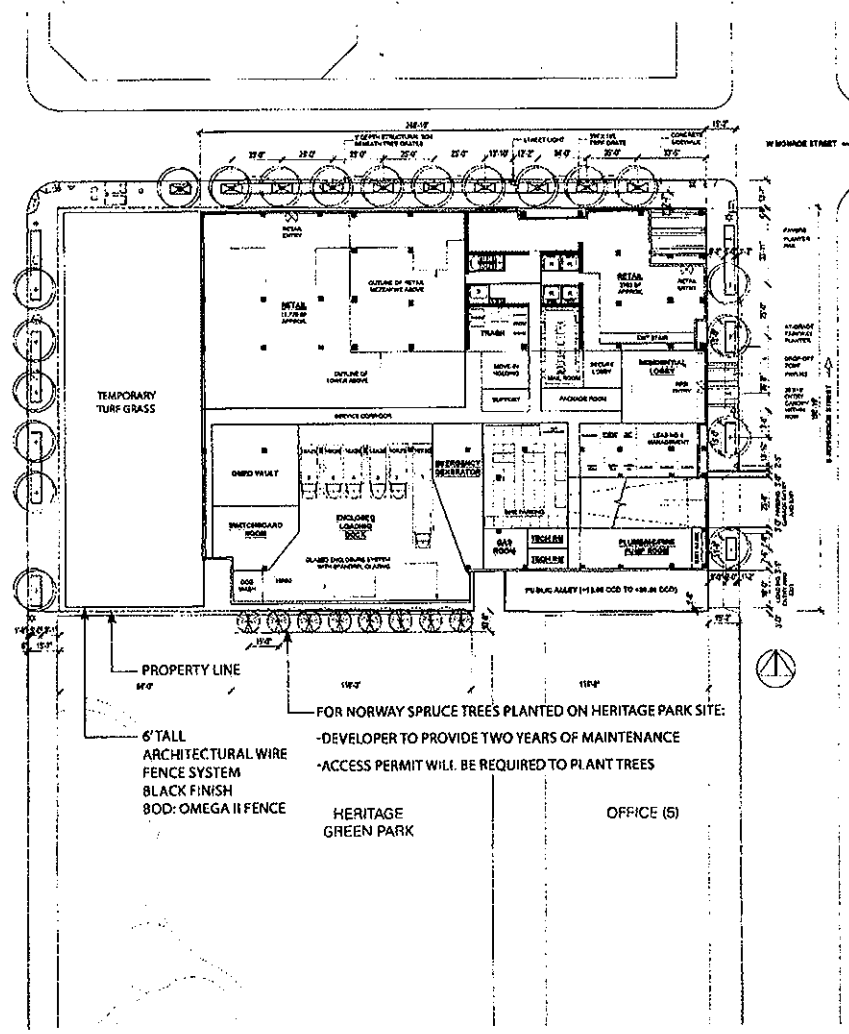
OFFICE (5)

SITE, LANDSCAPE, AND GROUND FLOOR PLAN

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



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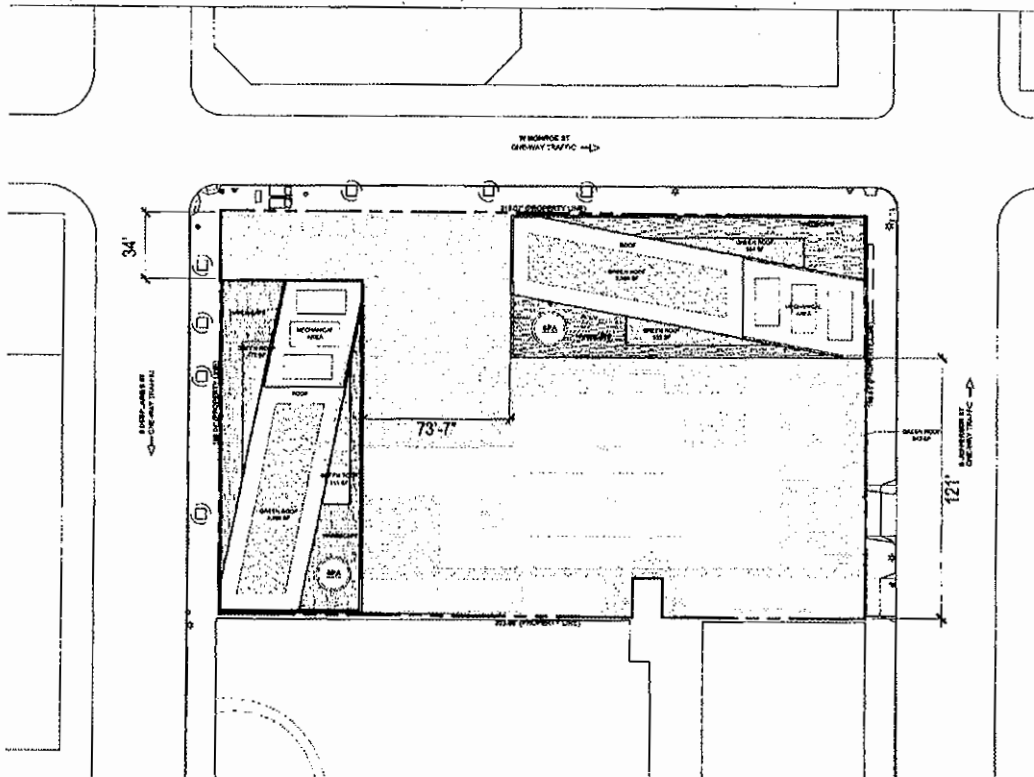
PH I SITE, LANDSCAPE, AND GROUND FLOOR PLAN

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



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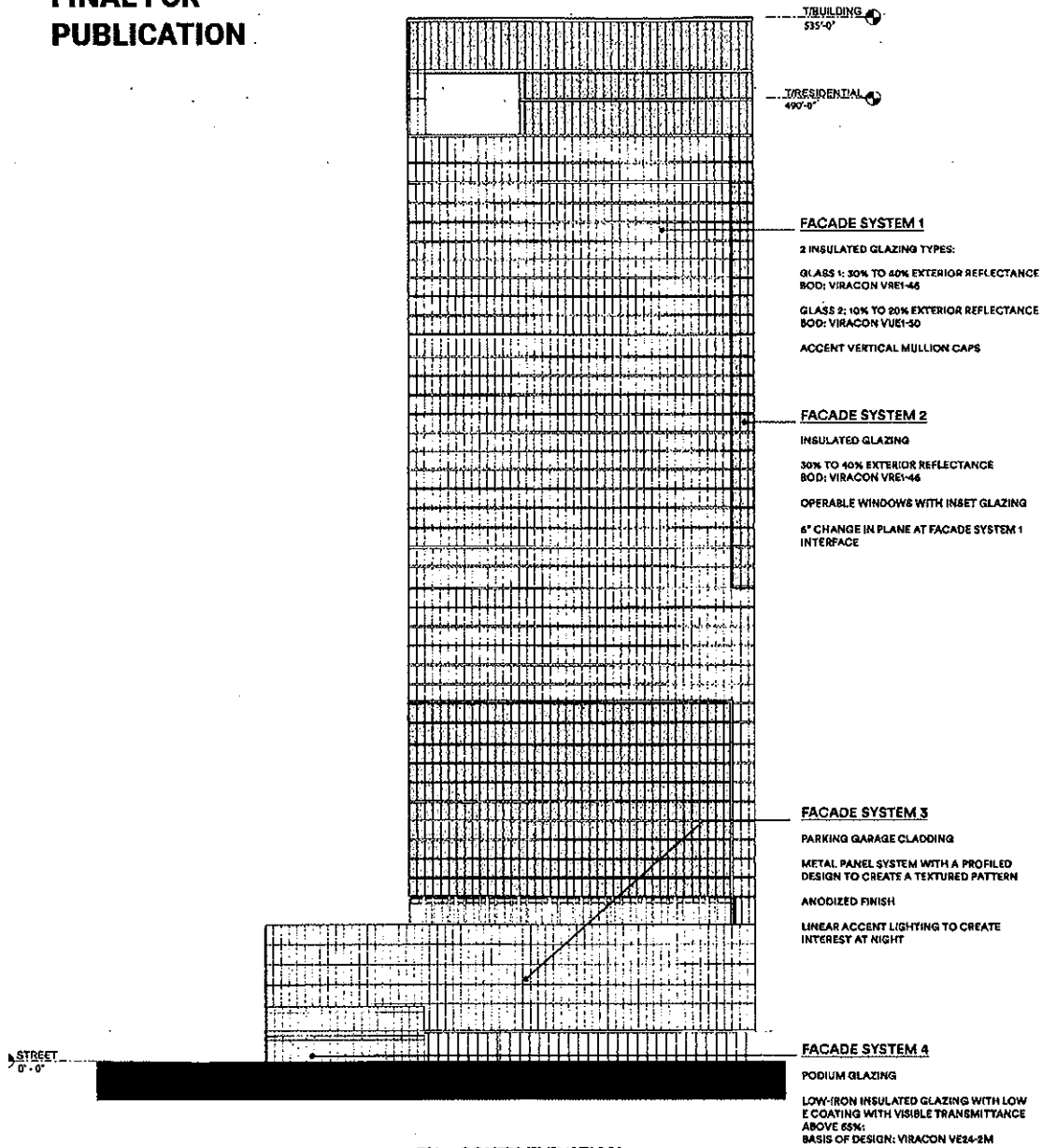
SITE, LANDSCAPE, AND ROOFTOP PLAN



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Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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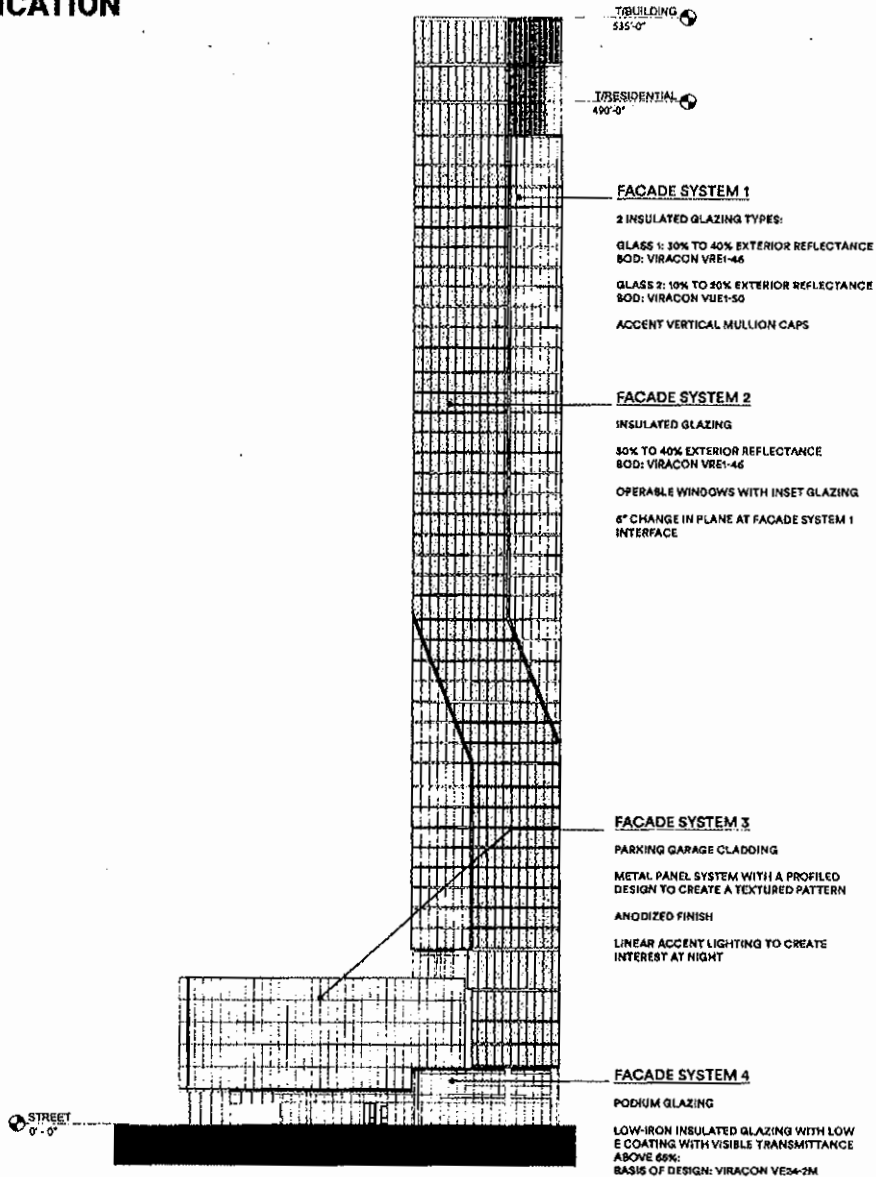


PH 1 SOUTH ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



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PH 1 EAST ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

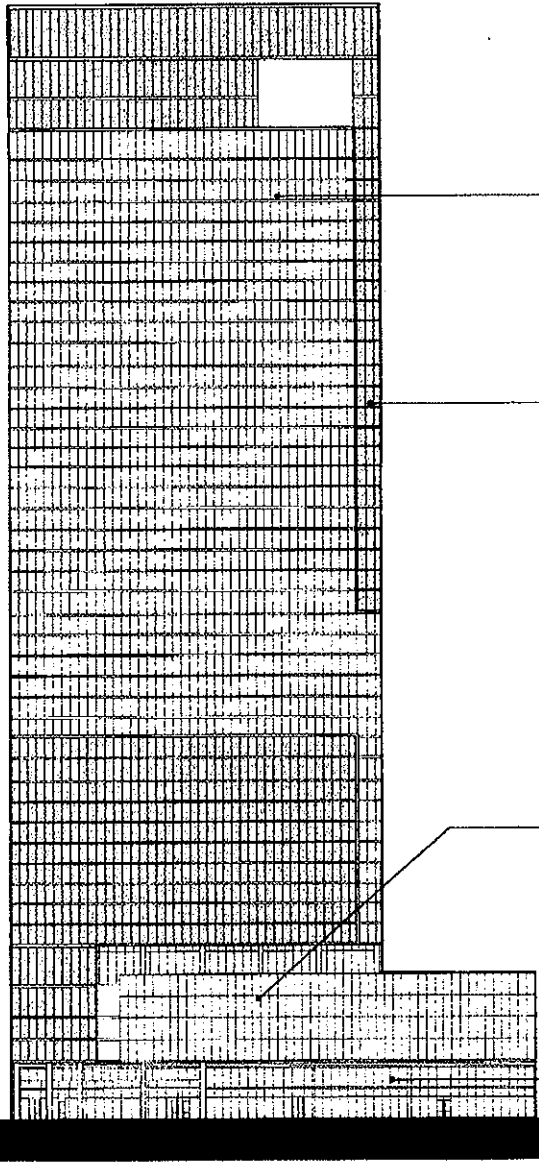


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7 BUILDING
539'-0"

7 RESIDENTIAL
490'-0"

7 STREET
0'-0"



FACADE SYSTEM 1

2 INSULATED GLAZING TYPES:
GLASS 1: 30% TO 40% EXTERIOR REFLECTANCE
BOD: VIRACON VRE1-46
GLASS 2: 10% TO 20% EXTERIOR REFLECTANCE
BOD: VIRACON VUE1-60
ACCENT VERTICAL MULLION CAPS

FACADE SYSTEM 2

INSULATED GLAZING
30% TO 40% EXTERIOR REFLECTANCE
BOD: VIRACON VRE1-46
OPERABLE WINDOWS WITH INSET GLAZING
6" CHANGE IN PLANE AT FACADE SYSTEM 1
INTERFACE

FACADE SYSTEM 3

PARKING GARAGE CLADDING
METAL PANEL SYSTEM WITH A PROFILED
DESIGN TO CREATE A TEXTURED PATTERN
ANODIZED FINISH
LINEAR ACCENT LIGHTING TO CREATE
INTEREST AT NIGHT

FACADE SYSTEM 4

PODIUM GLAZING
LOW-IRON INSULATED GLAZING WITH LOW
E COATING WITH VISIBLE TRANSMITTANCE
ABOVE 66%
BASIS OF DESIGN: VIRACON VE24-2M

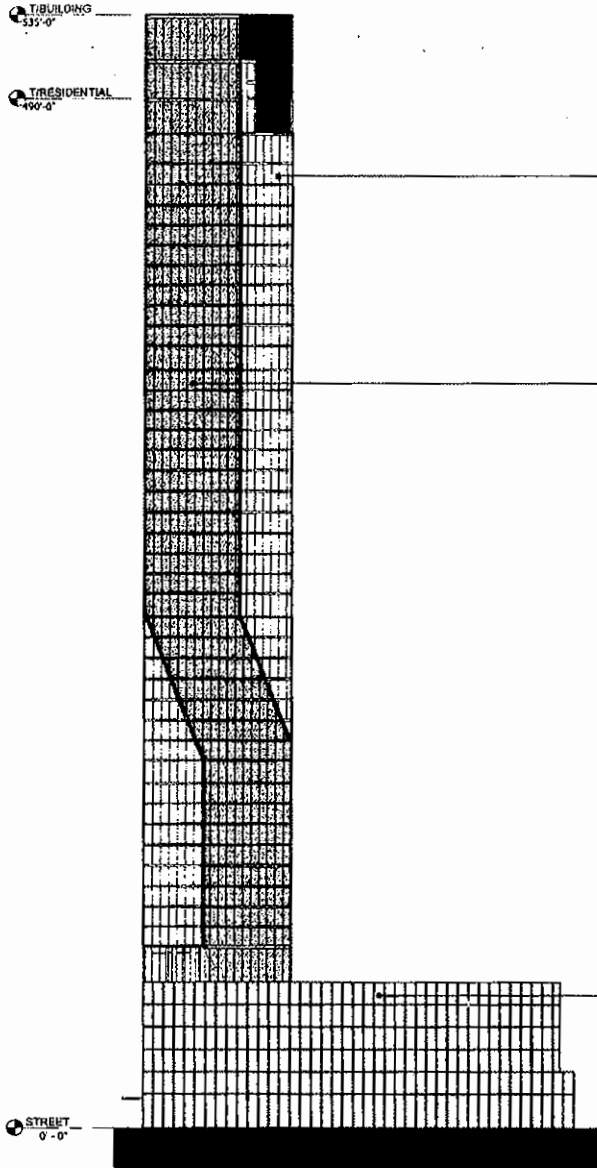
PH 1 NORTH ELEVATION



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Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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FAÇADE SYSTEM 1

2 INSULATED GLAZING TYPES:
 GLASS 1: 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VREI-46
 GLASS 2: 10% TO 20% EXTERIOR REFLECTANCE
 BOD: VIRACON VUEI-50
 ACCENT VERTICAL MULLION CAPS

FAÇADE SYSTEM 2

INSULATED GLAZING
 30% TO 40% EXTERIOR REFLECTANCE
 BOD: VIRACON VREI-46
 OPERABLE WINDOWS WITH INSE 1 GLAZING
 6" CHANGE IN PLANE AT FAÇADE SYSTEM 1
 INTERFACE

FAÇADE SYSTEM 6

TROMPE L'OEIL PATTERN PAINTED ON
 TEMPORARY CONCRETE PANEL WALL

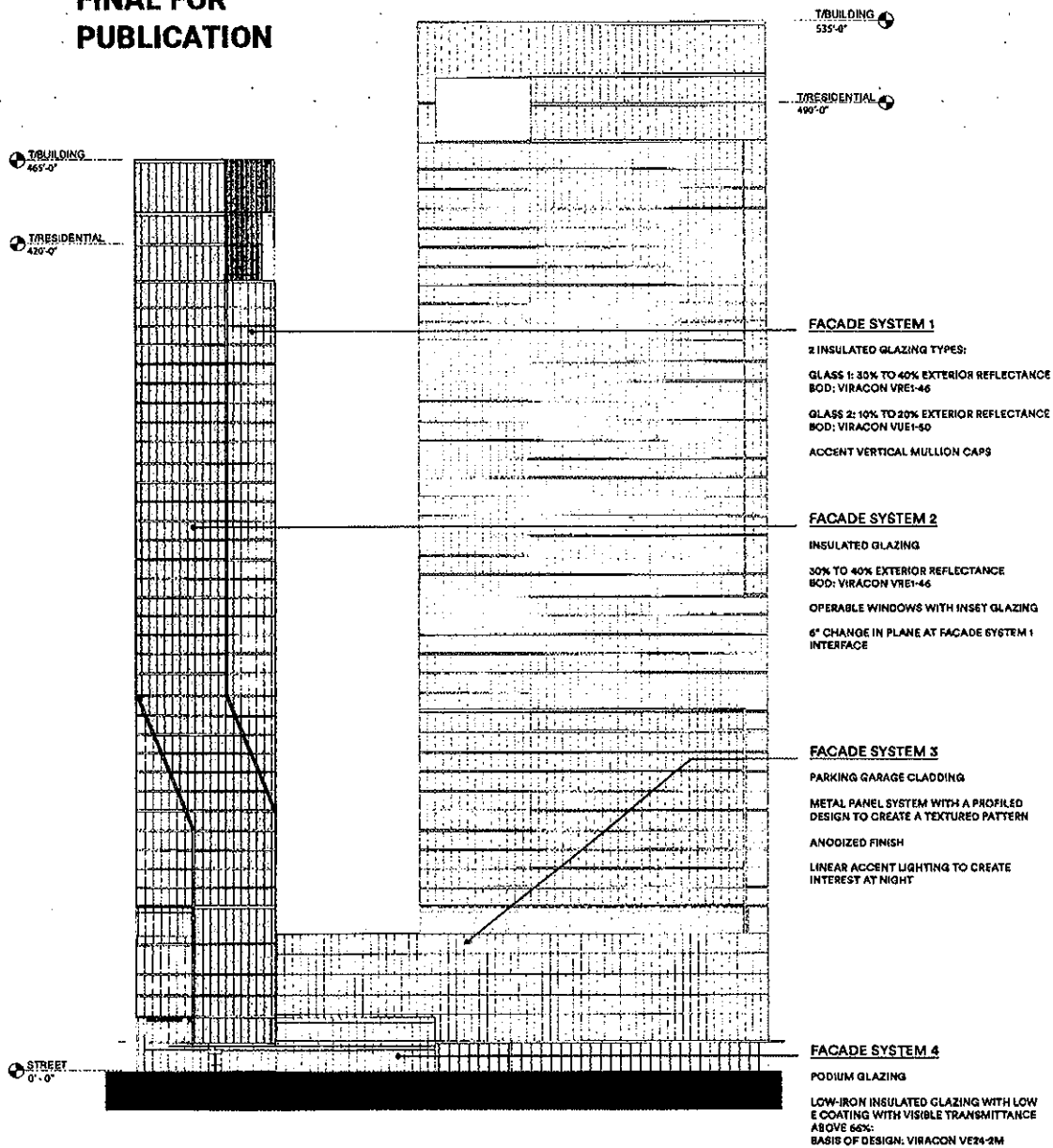
PH 1 WEST ELEVATION



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Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

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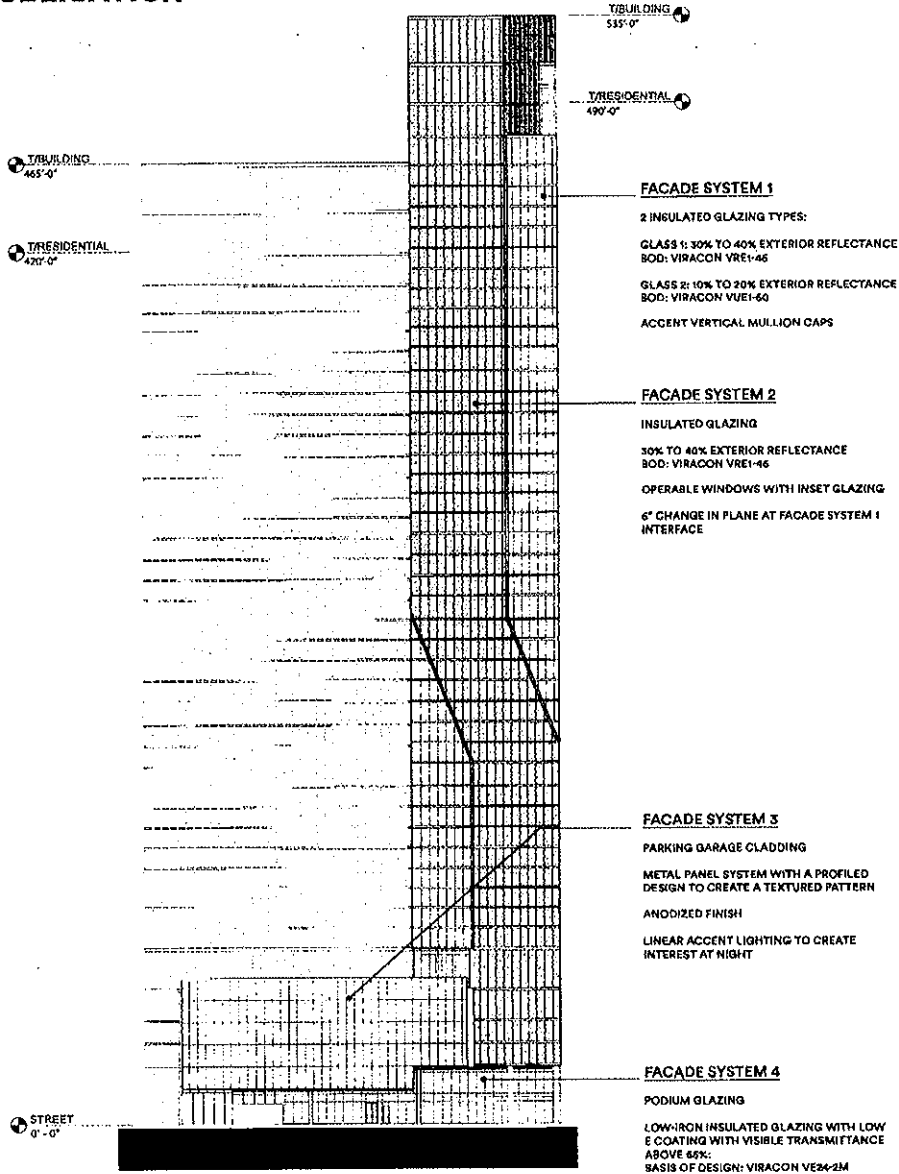


PH 1 AND PH 2 SOUTH ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



FINAL FOR PUBLICATION

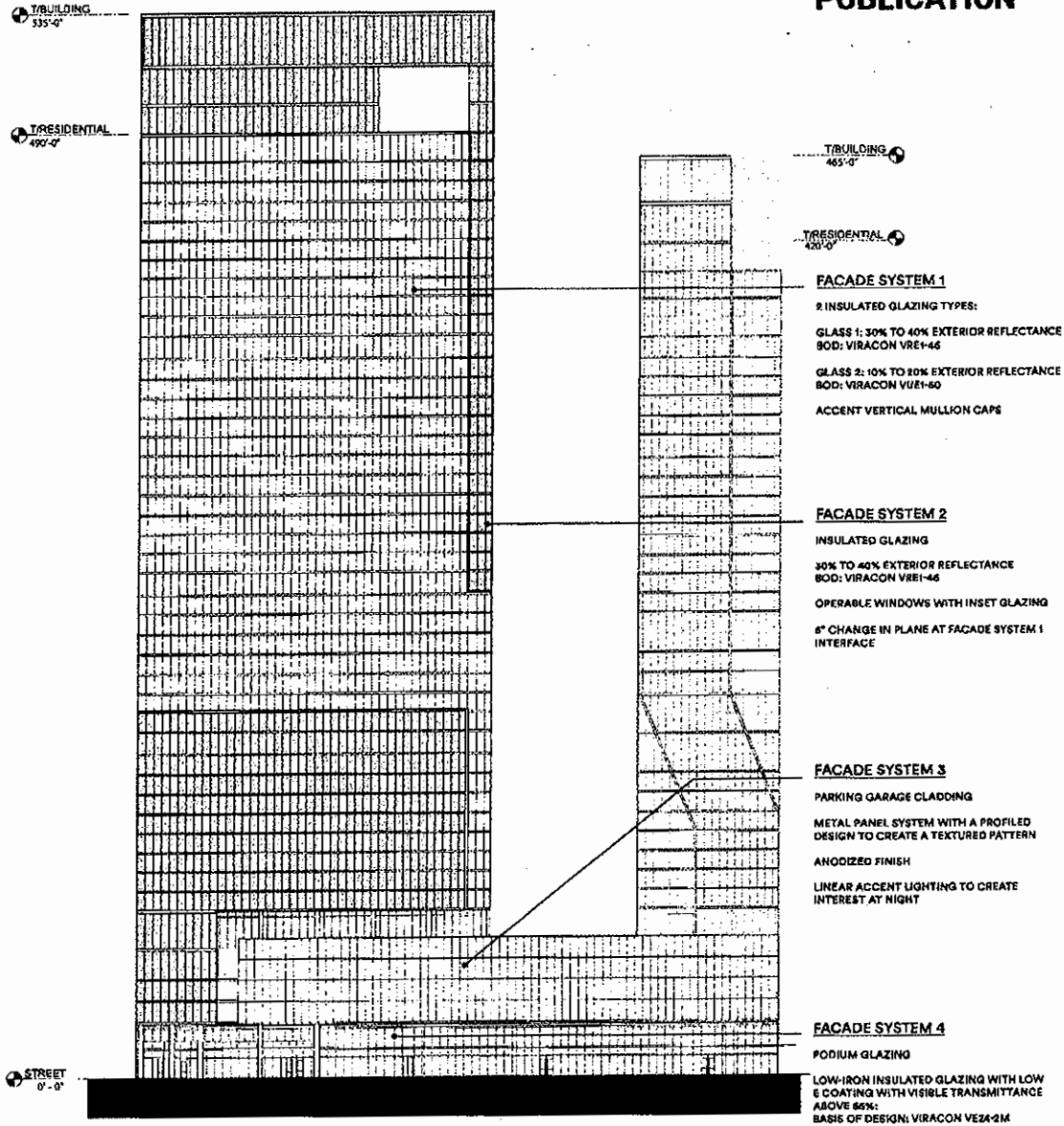


PH 1 AND PH 2 EAST ELEVATION

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



FINAL FOR PUBLICATION

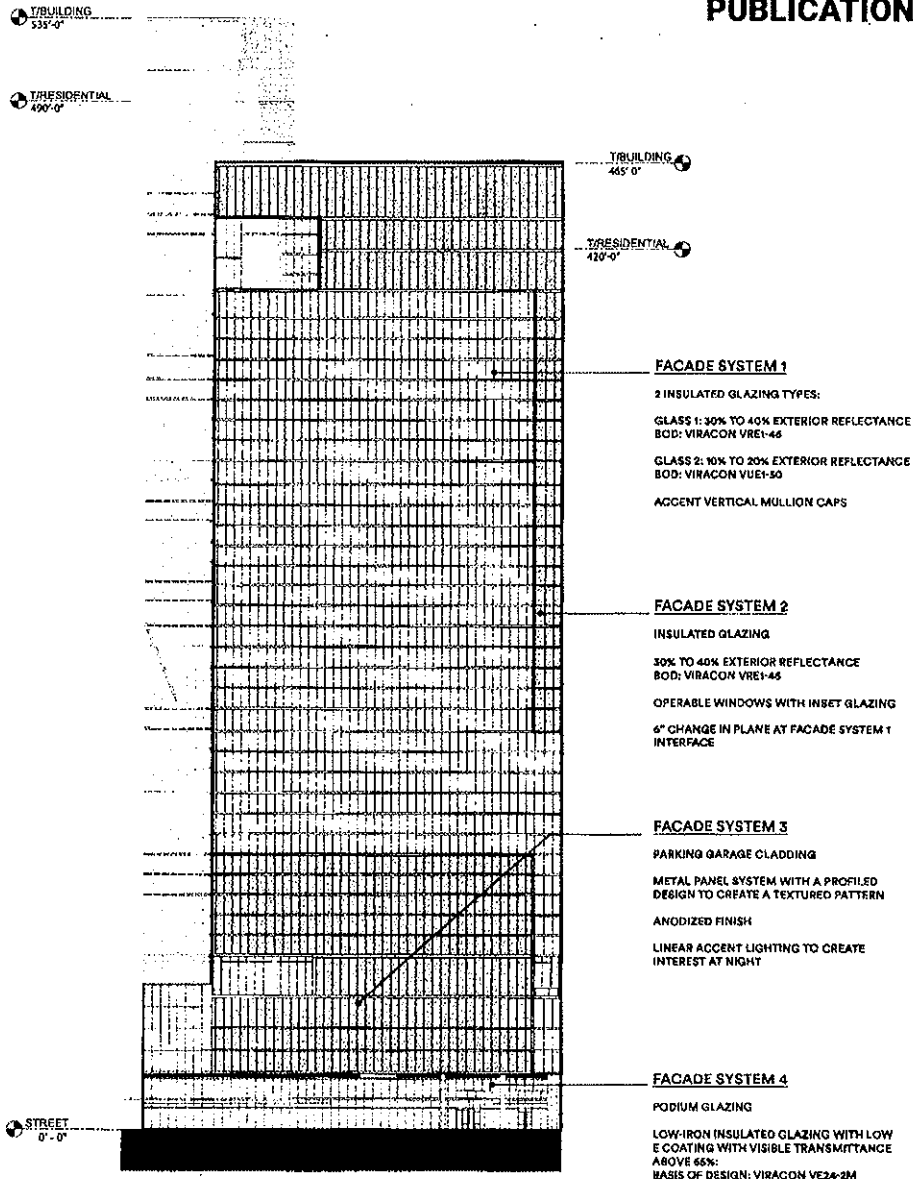


PH 1 AND PH 2 NORTH ELEVATION

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



FINAL FOR PUBLICATION

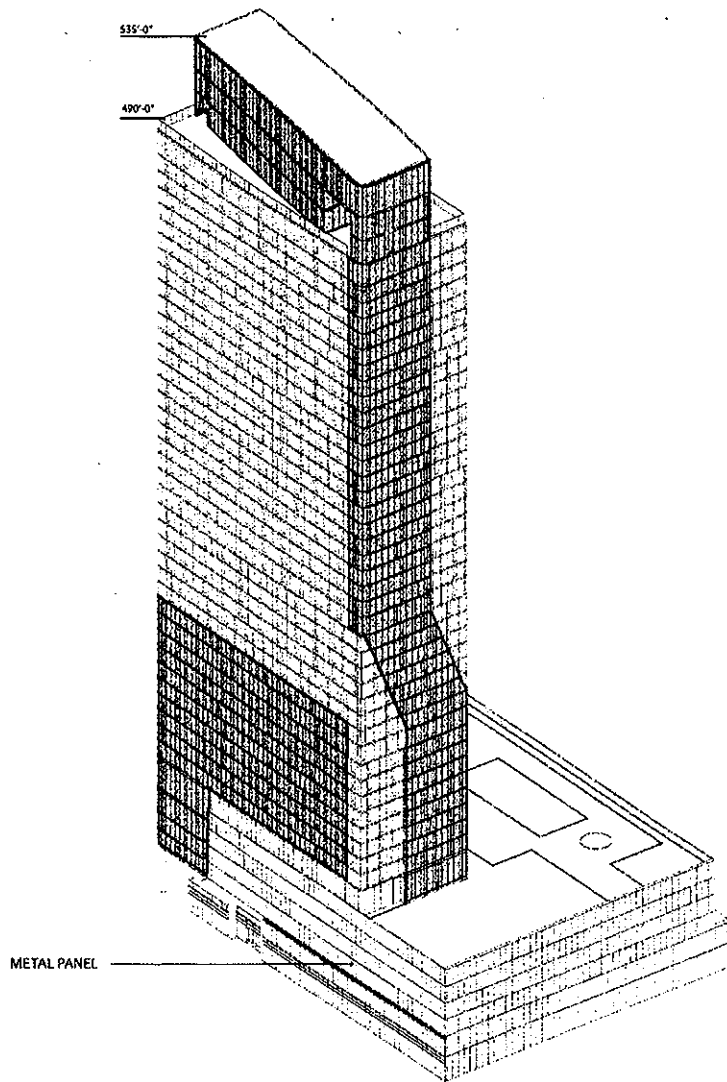


PH 1 AND PH 2 WEST ELEVATION

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



**FINAL FOR
PUBLICATION**

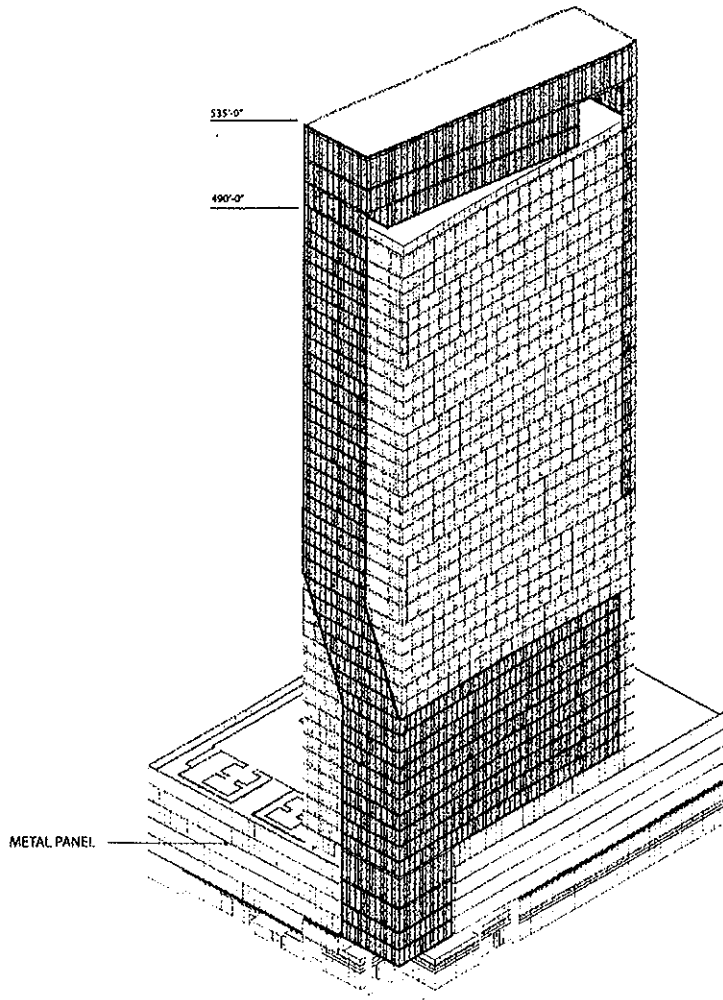


PHASE 1 NORTHWEST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



**FINAL FOR
PUBLICATION**

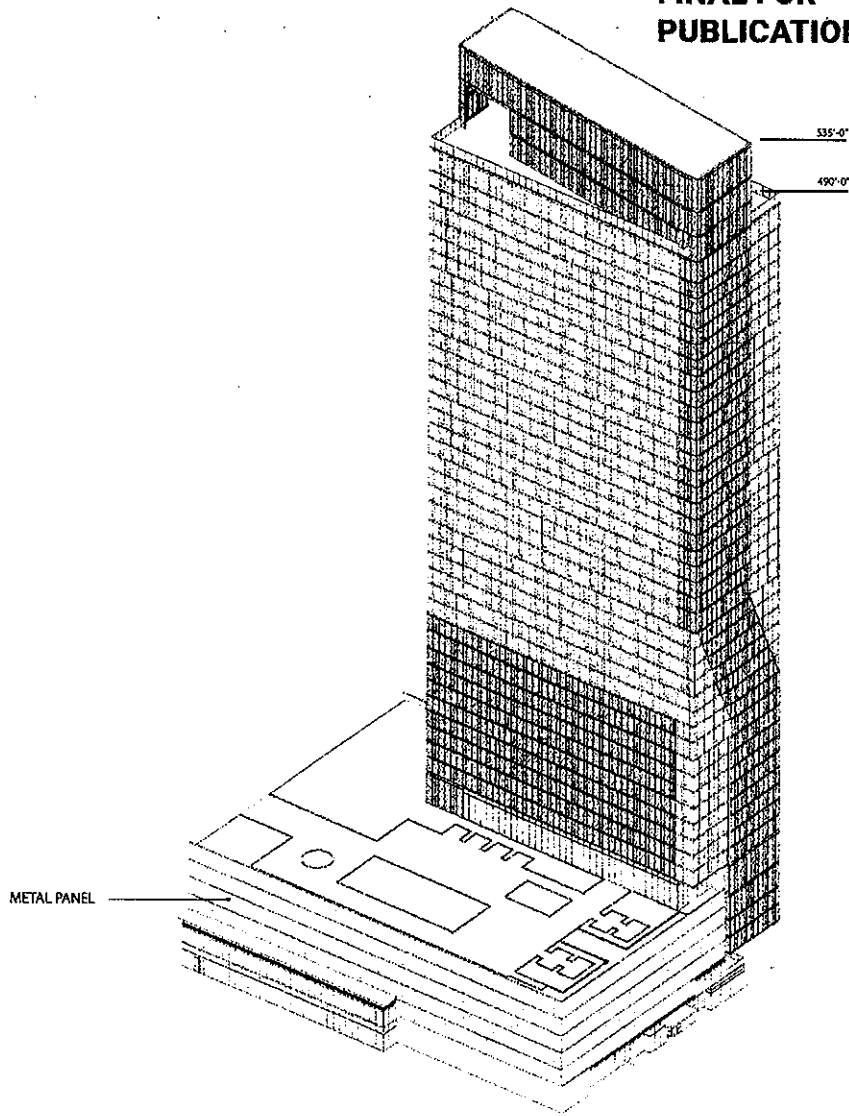


PHASE 1 NORTHEAST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



**FINAL FOR
PUBLICATION**

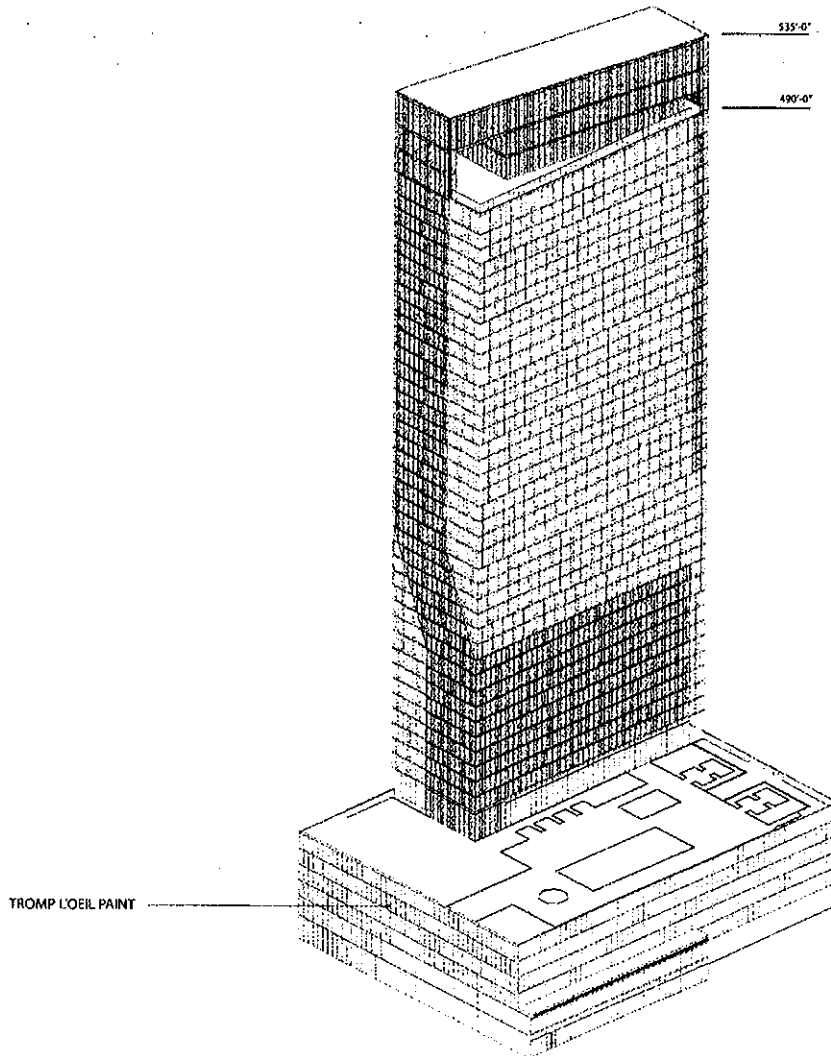


PHASE 1 SOUTHEAST AXON

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



**FINAL FOR
PUBLICATION**

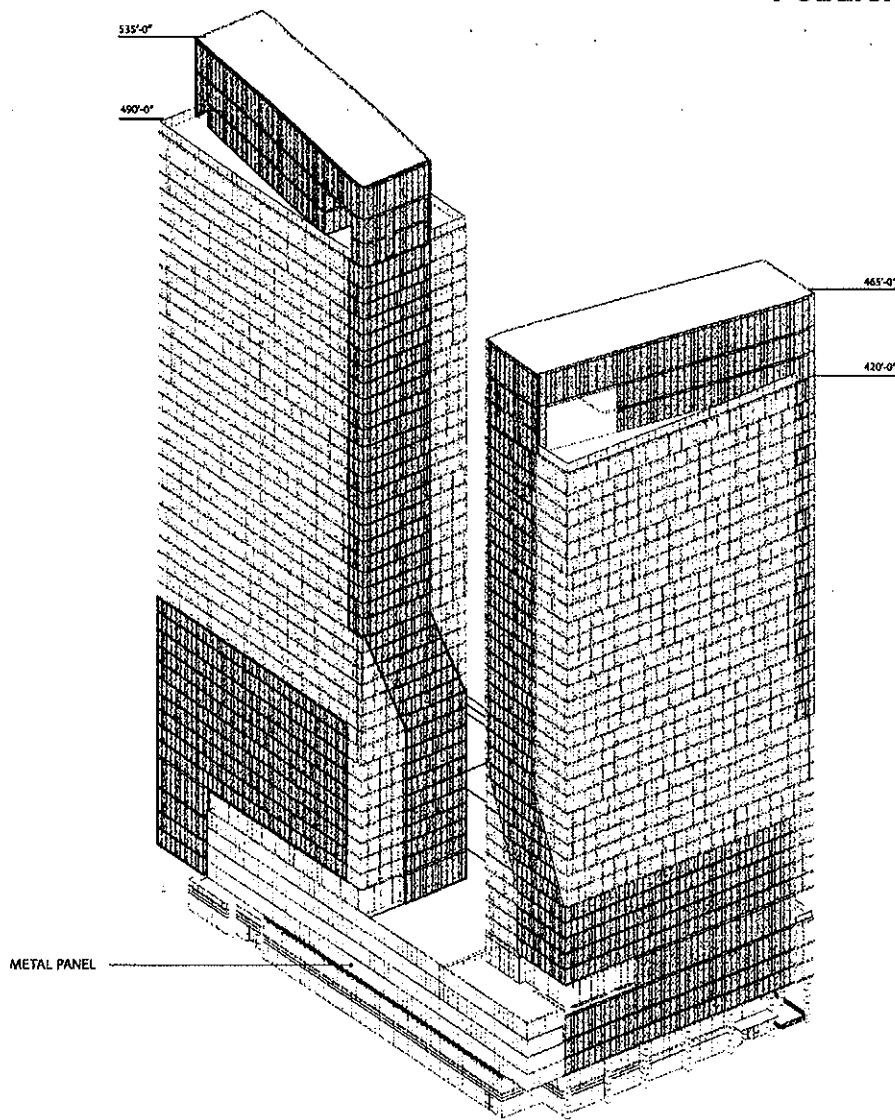


PHASE 1 SOUTHWEST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



**FINAL FOR
PUBLICATION**

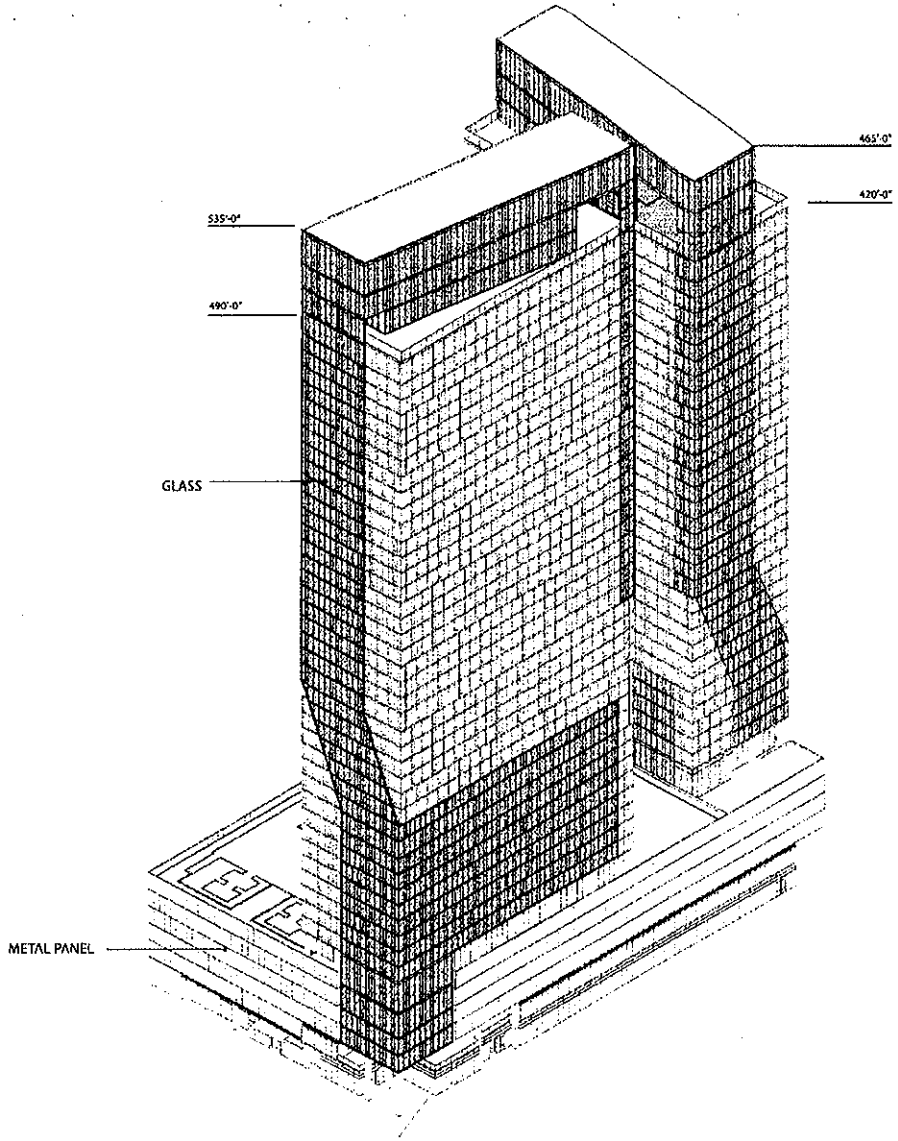


PH 1 AND PH 2 NORTHWEST AXON

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



**FINAL FOR
PUBLICATION**

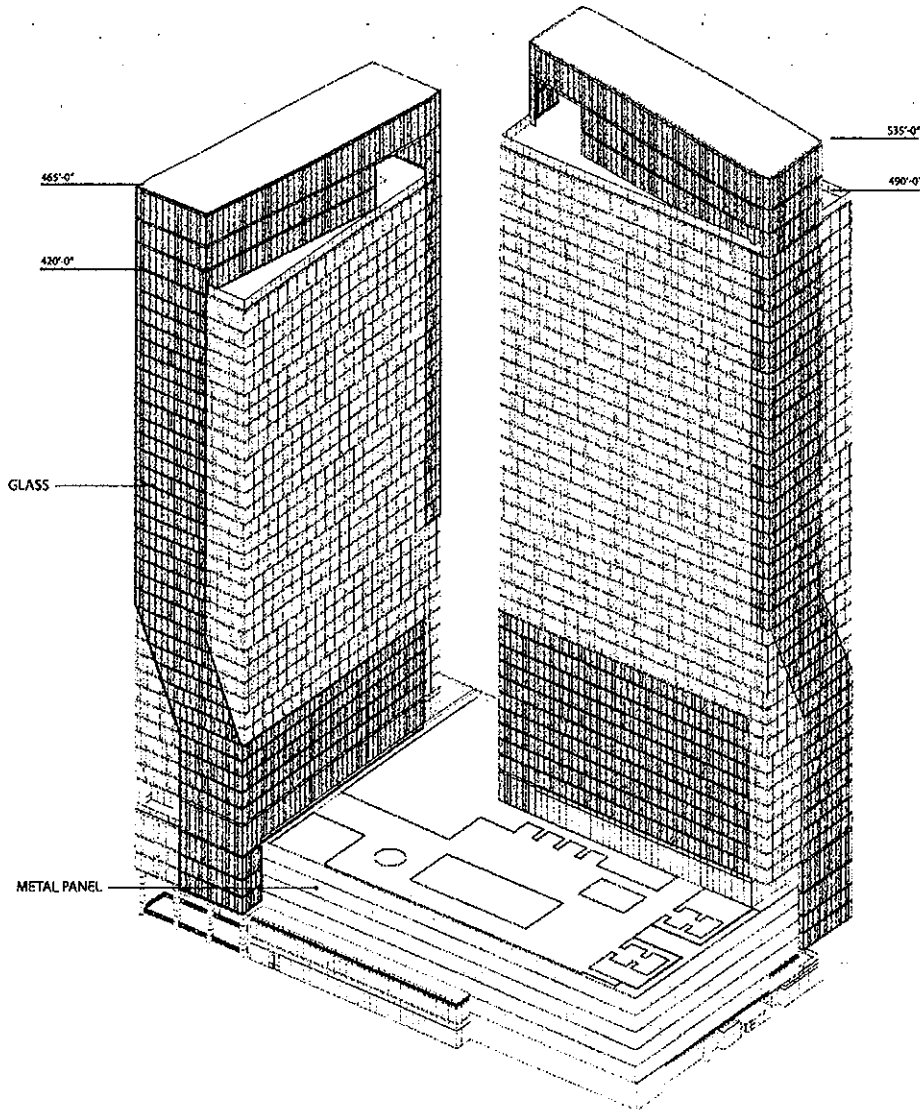


PH 1 AND PH 2 NORTHEAST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



**FINAL FOR
PUBLICATION**

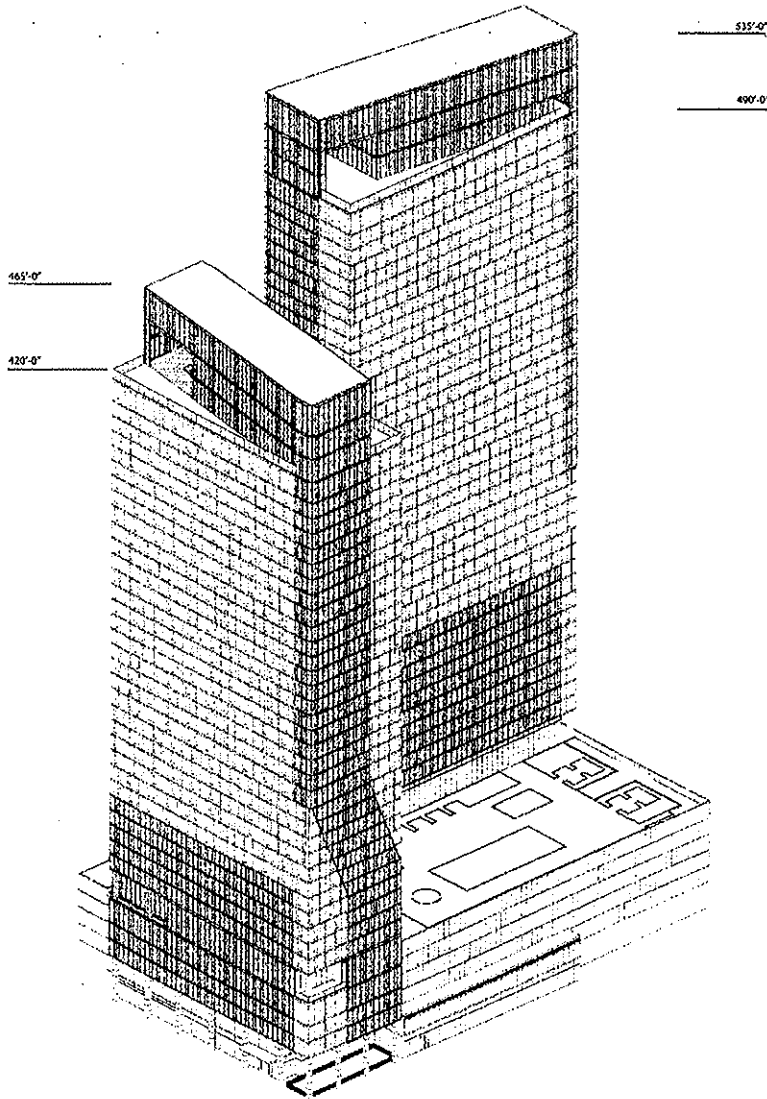


PH 1 AND PH 2 SOUTHEAST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



**FINAL FOR
PUBLICATION**

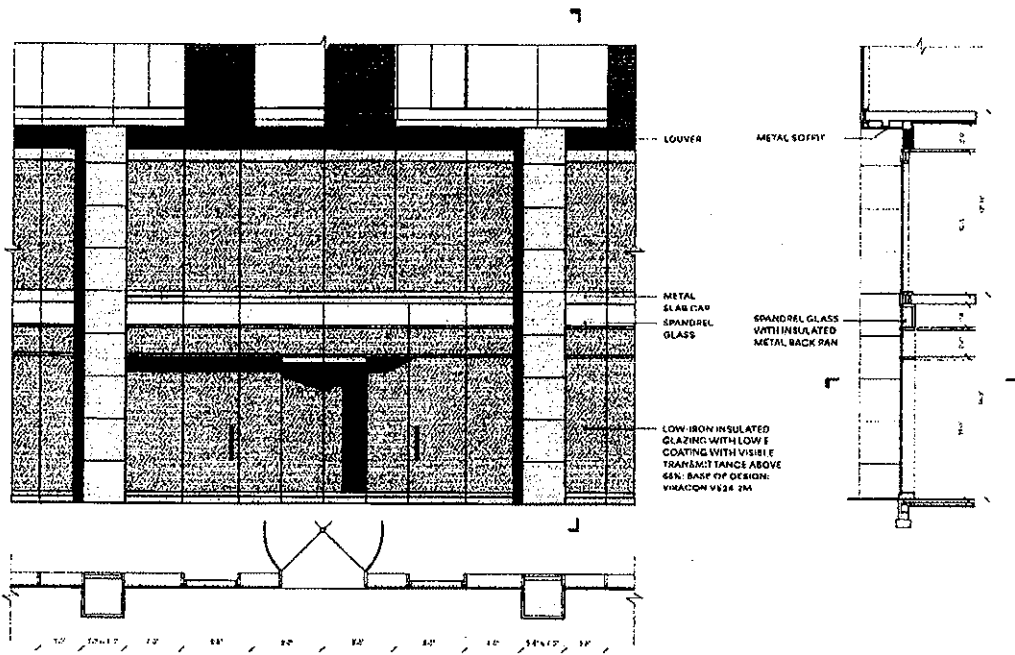
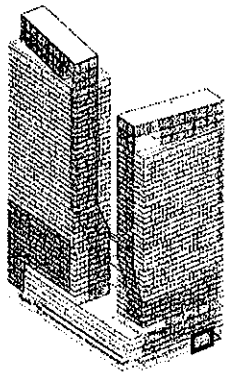


PH 1 AND PH 2 SOUTHWEST AXON

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



FINAL FOR PUBLICATION



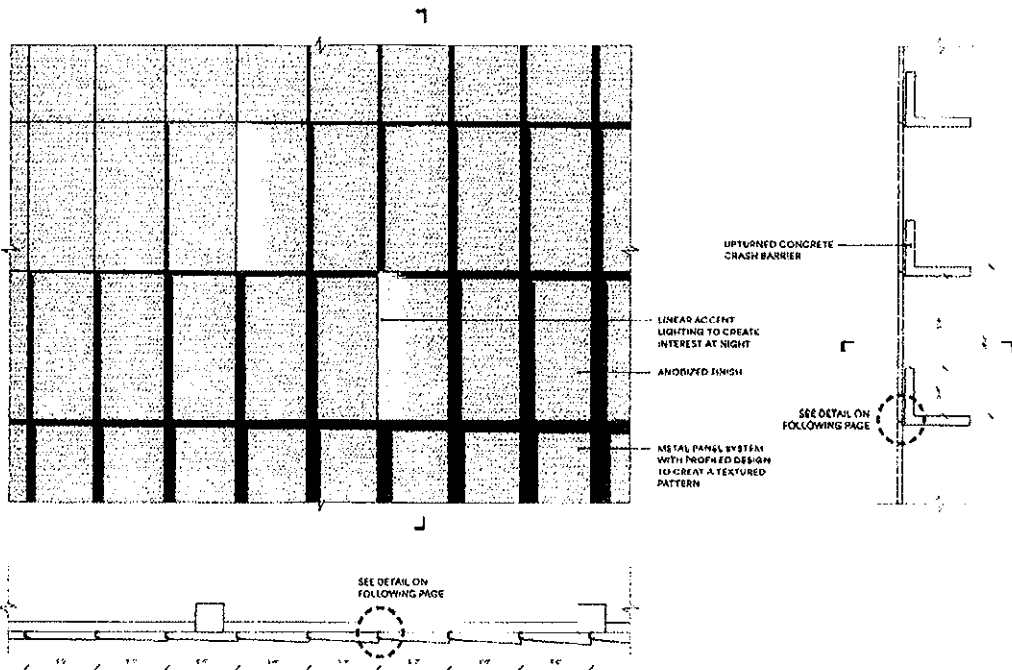
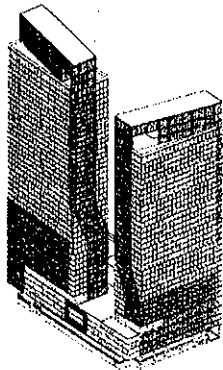
SYSTEM SHEET - BASE OF BUILDING

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021



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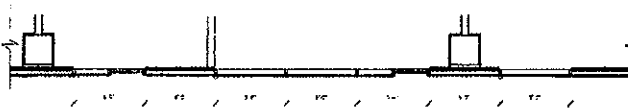
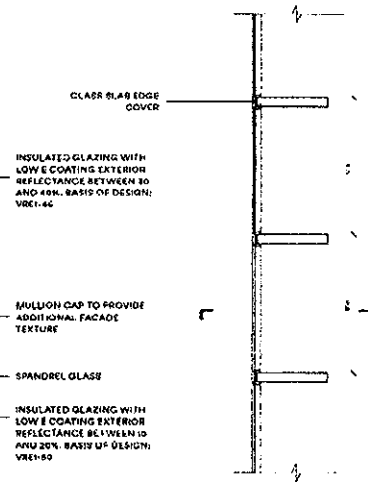
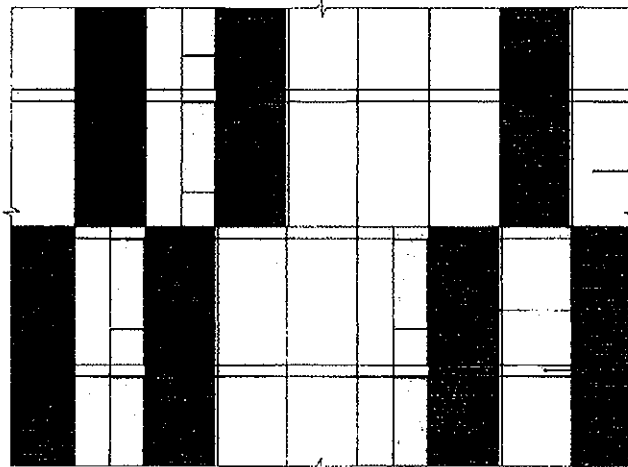
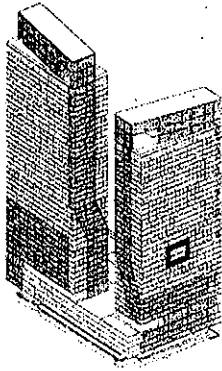


SYSTEM SHEET - GARAGE CLADDING

Applicant:	Pacific Reach Properties
Address:	601 West Monroe St
Introduced:	May 26, 2021
Plan Commission:	August 26, 2021



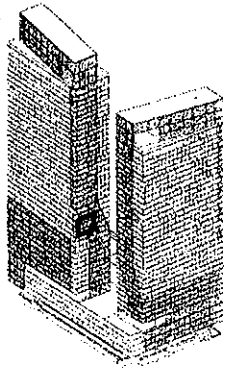
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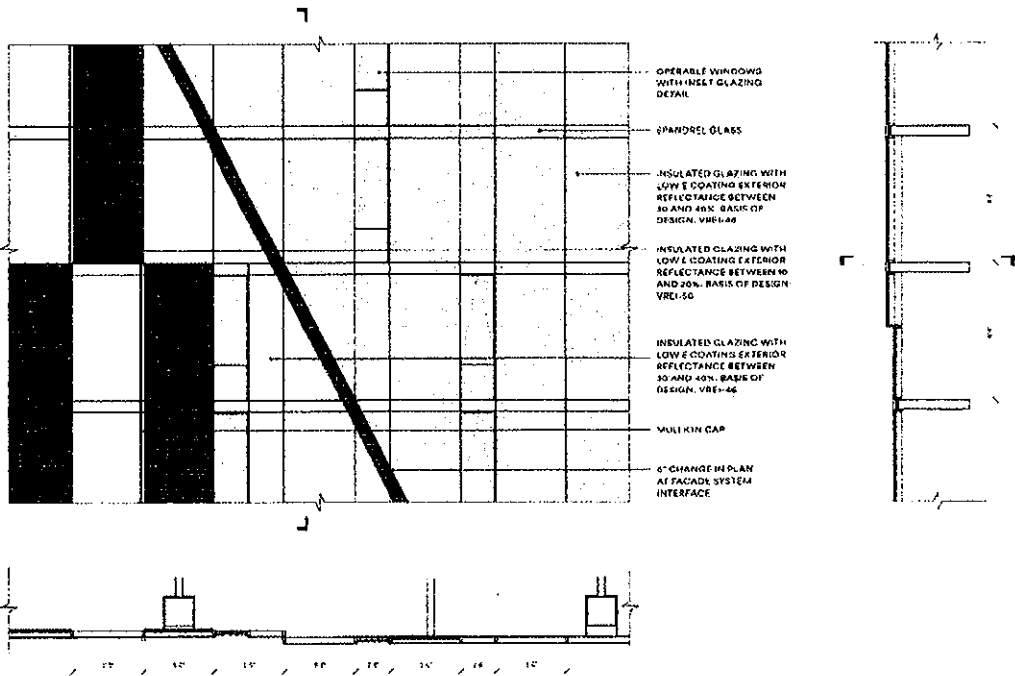
SYSTEM SHEET - WALL SYSTEM 1

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021





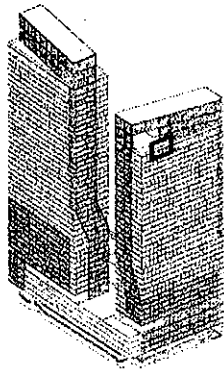
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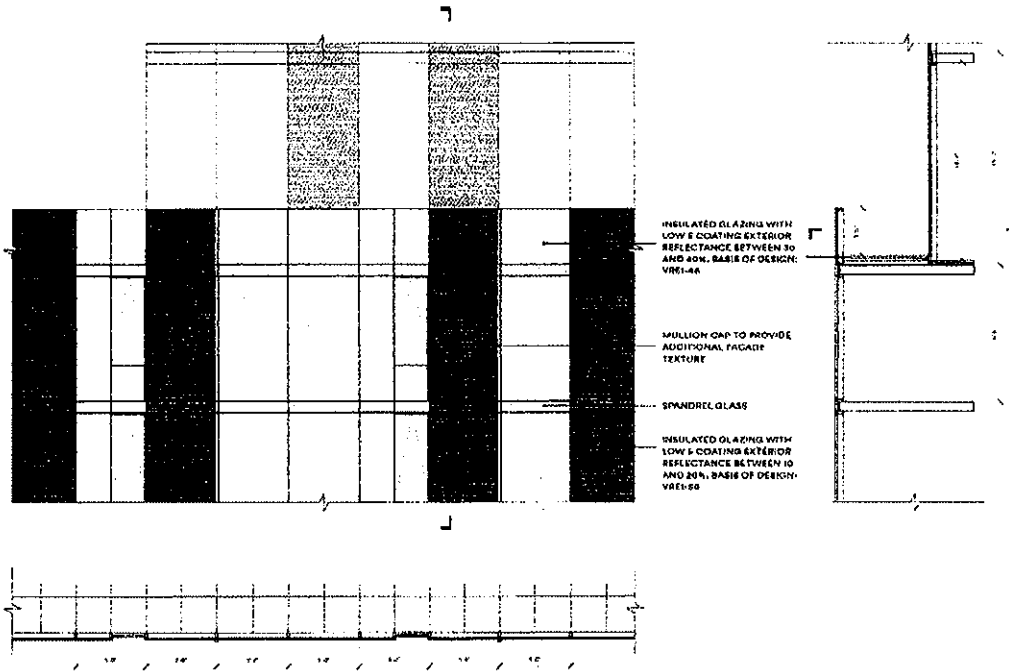
SYSTEM SHEET - WALL SYSTEM 1&2

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021





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SYSTEM SHEET - ROOFTOP DECK

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
Plan Commission: August 26, 2021

