

PD 1523

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 05, 2022

Michael Ezgur
Acosta Ezgur, LLC
1030 West Chicago Avenue
Third Floor
Chicago, Illinois 60642

Re: Request for a minor change to Residential Business Planned Development No. 1523 generally located at 1201-29 W. Washington Blvd. ("Property")

Dear Michael Ezgur:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1523 ("PD 1523") 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 1523.

The applicant is seeking a minor change to allow the following changes:

- Site and interior plans modification: To accommodate the final unit layout within the tower portion of the new construction building located at 1217 W. Washington, identified as Subarea B of the PD, is proposed to be setback 12 feet on each side resulting in a minor change from the current approved Planned Development setback of 13 feet on each side.
- Ground floor interior modification: To address some interior connection conflicts related to existing physical conditions (columns and drywell) of the buildings located at 1229 and 1201 W. Washington, the internal connection from 1217 to 1201 and 1229 W. Washington are proposed to be moved slightly from what is shown in the current PD connection to what is on the attached exhibits. Additionally, a bicycle access corridor has been added. The proposed connection changes improve the functionality of the layout and access for bicycle parking at the project.
- Rooftop setback reduction: To accommodate structural and mechanical equipment space requirements it became necessary to move the 19th floor mechanical equipment enclosure 4 feet to the south of what was previously approved, this will result in the elimination of a previous approved partial setback on the 19th floor, the resulting layout is shown on page 4 of the attached plans

- Planned Development Statement 14, corrected to remove an unintended error: The sustainability requirements contained in the PD were meant to apply only to the new construction for the building at 1217 W. Washington, which is located in Subarea B, and not to any pre-existing structures, the previously included statement neglected to clarify that situation. The new PD statement 14, will now correctly read as follows:

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. For improvements within Sub-Area B of the Planned Development, 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 Policy and must provide documentation verifying compliance.

The request for approval includes the following attached documents dated May 31, 2022, prepared by Pappageorge Haymes Partners:

- Site Plan
- Ground Floor Plan
- 5th to 17th Residential Floor Plans
- 18th to 19th Floor Amenity Levels

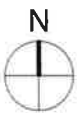
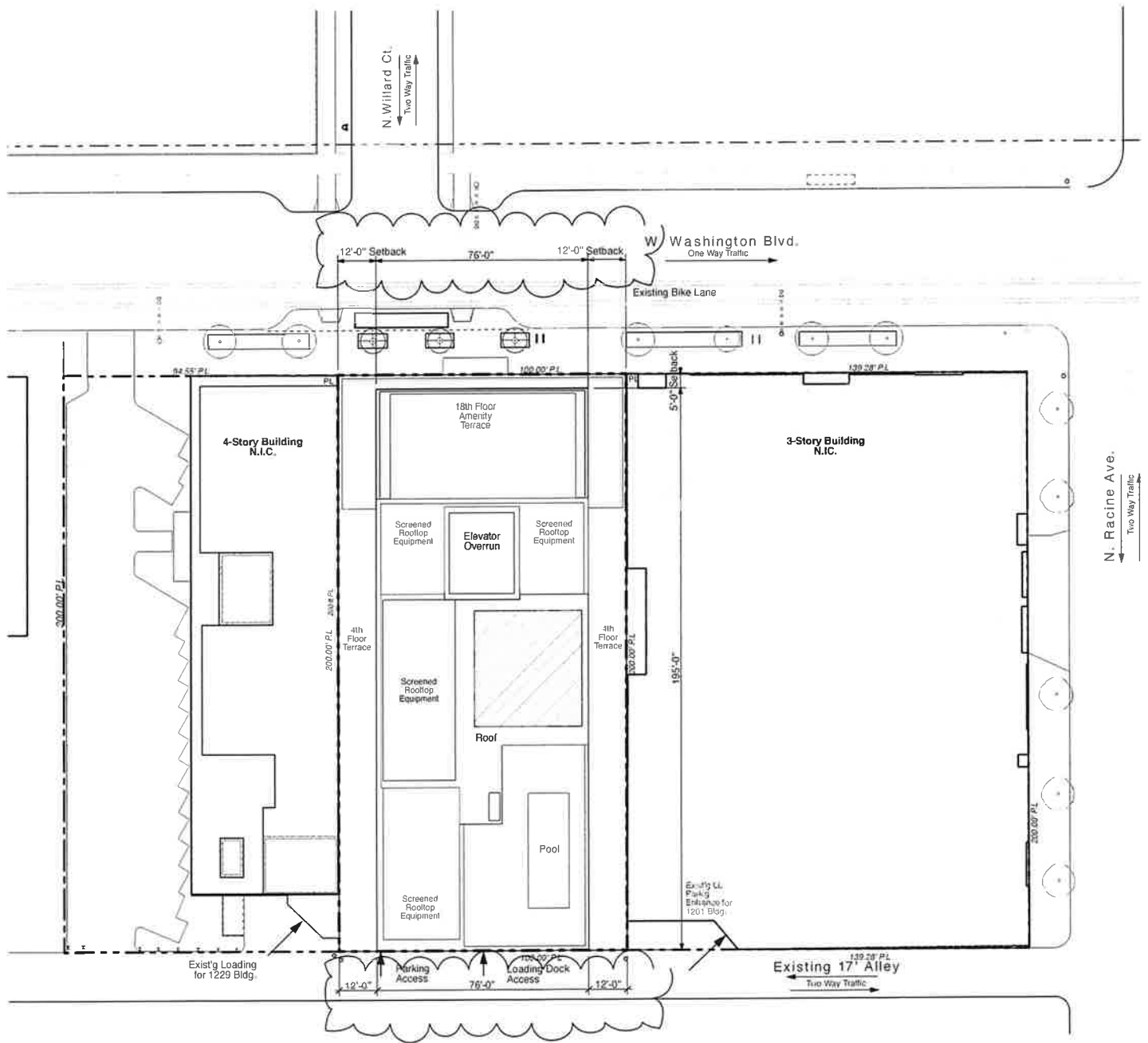
Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1523, 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 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 - Planned Developments and Plan Commission

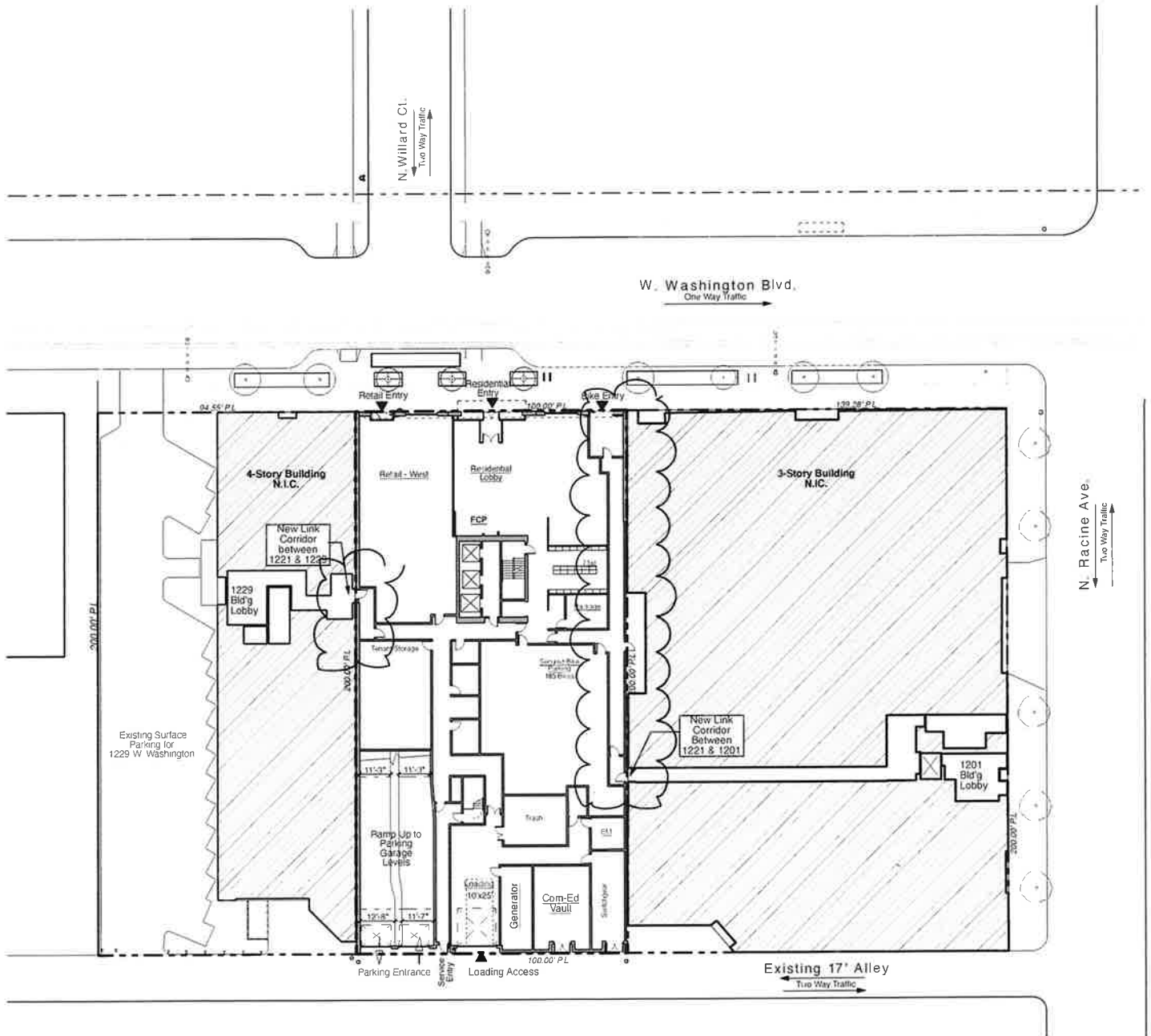


Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
 PD#1523
 Minor Modification -
 Date: May 31, 2022

Site Plan

Scale: 1" = 50'

Pappageorge Haymes Partners

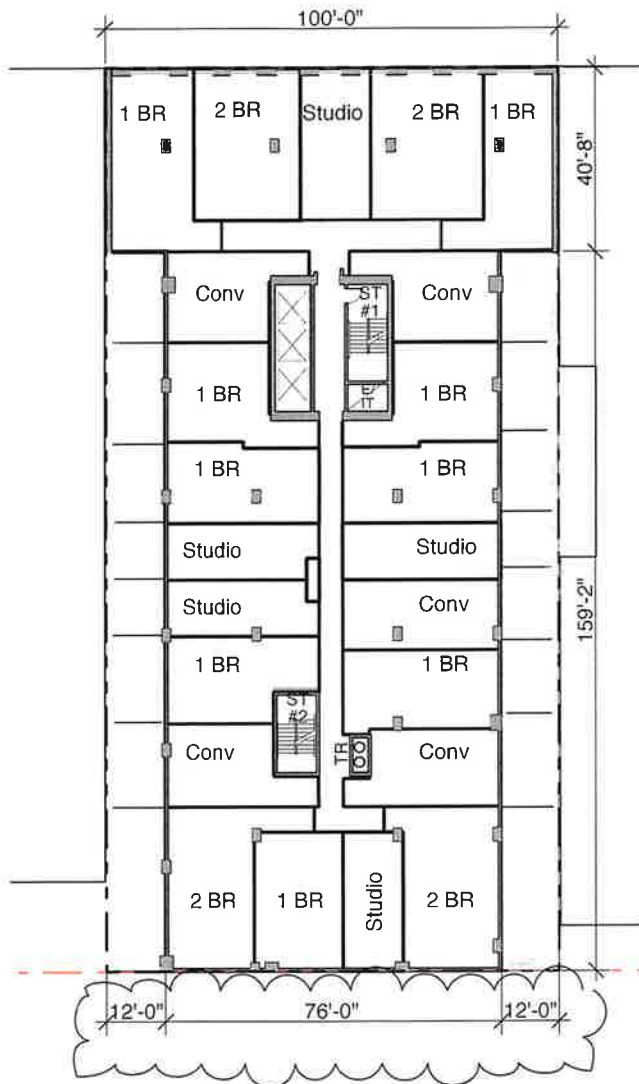


Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
 PD#1523
 Minor Modification - Date: May 31, 2022

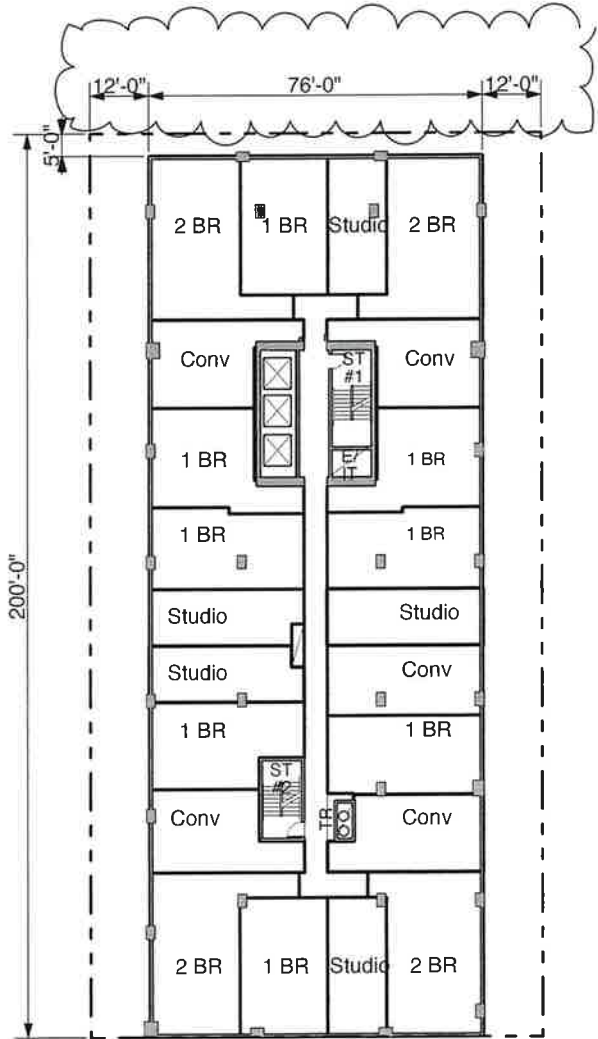
Ground Floor Plan

Scale: 1:640

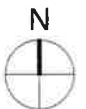
Pappageorge Haymes Partners



5th Floor Demising Plan



6th-17th Floor Demising Plans

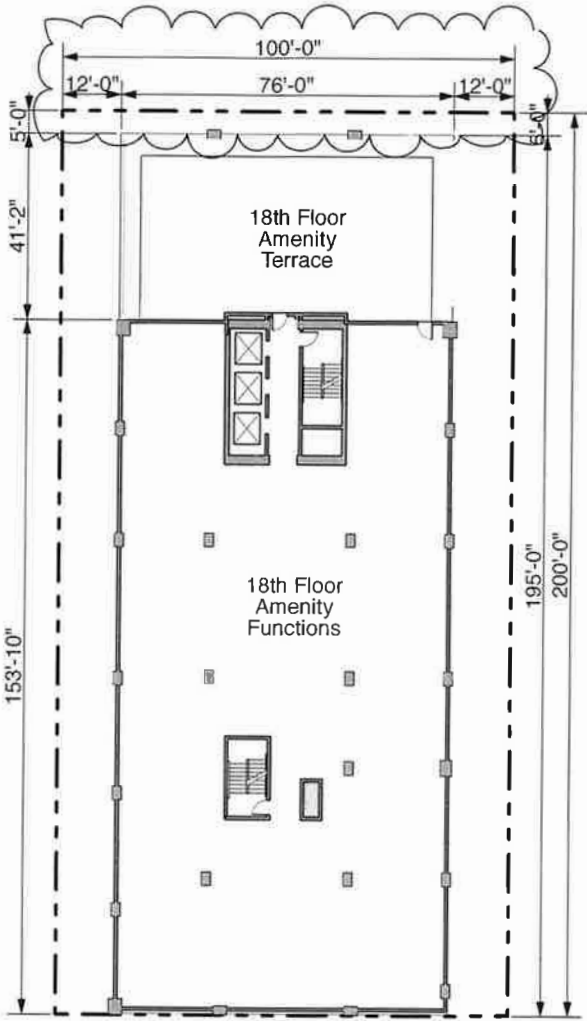


Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
 PD#1523
 Minor Modification - Date: May 31, 2022

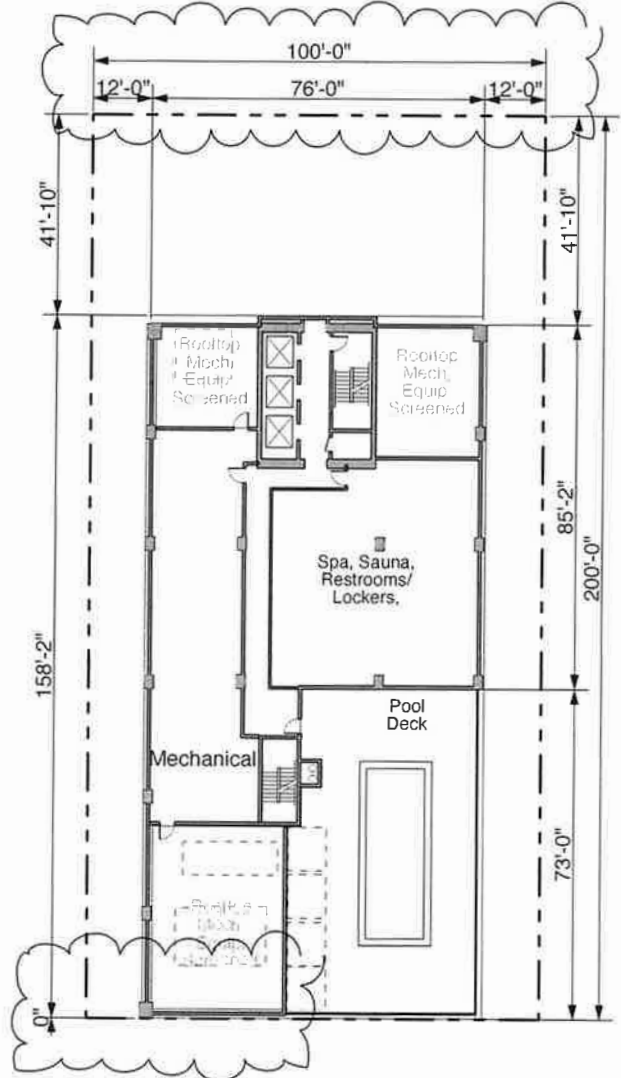
5th-17th Residential Floor Plans

Scale: 1" = 40'

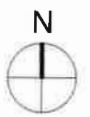
Pappageorge Haymes Partners



18th Floor Amenities



19th Floor Amenities & Mechanical



Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
 PD#1523
 Minor Modification - Date: May 31, 2022

18th-19th Floor Amenity Levels

Scale: 1" = 40'

Pappageorge Haymes Partners

Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 20742)

(Common Address: 1201 -- 1235 W. Washington Blvd./22 -- 42 N. Racine Ave.)

[SO2021-2456]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Racine Avenue; the alley next south of West Washington Boulevard; and a line 333.91 feet west of North Racine Avenue,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Racine Avenue; the alley next south of West Washington Boulevard; and a line 333.91 feet west of North Racine Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above.

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

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

Business Planned Development No. 1523.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1523 ("Planned Development") consists of approximately 66,856 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, DAC Developments 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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the 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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Site Plan; a Right-of-Way Adjustment Plan; a Ground Floor Plan; Building Elevations; and Axonometric Views 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 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 Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A:

Cultural exhibits and libraries; day care; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including taverns and outdoor patio if located on a rooftop or if located at-grade level); food and beverage retail sales (including liquor sales as an accessory use); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; accessory parking and accessory uses.

Subarea B:

Cultural exhibits and libraries; day care; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service

establishments; eating and drinking establishments (all and including taverns and outdoor patio if located on a rooftop or if located at-grade level); food and beverage retail sales (including liquor sales as an accessory use); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); hotel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

Subarea C:

Cultural exhibits and libraries; day care; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including taverns and outdoor patio if located on a rooftop or if located at-grade level); food and beverage retail sales (including liquor sales as an accessory use); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; accessory parking 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development. Such approval will not be unreasonably withheld.
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. 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 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.
9. The Applicant acknowledges and agrees that the rezoning of the Property from C1-3 to DX-5, and then to this Residential-Business Planned Development, for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant

further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code of Chicago (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of 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, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii).

The project has a total of 288 housing units. As a result, the Applicant's affordable housing obligation is 58 affordable units (20 percent of 288, rounded up), consisting of 29 First Units and 29 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner of DOH at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project or elects to build a for-sale project instead of a rental project, or (with the DOH Commissioner's approval) elects to construct off-site units instead of onsite units, the Applicant shall update and resubmit the Affordable Housing Profile to DOH for review and approval. DOH may adjust the requirements to reflect any such change 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 execute and record an Affordable Housing Agreement (AHA) in accordance with Section 2-44-080(L). The terms of the AHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the AHA 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 9, including any breach of any AHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For improvements within Subarea A of the Planned Development, 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. As the improvements within Subareas A and C of the Planned Development have been previously constructed, the obligations contained within this Statement only shall apply to any improvements in Subarea B of the Planned Development. 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 Subarea B improvements 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 Subarea B improvements 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 Subarea B improvements 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. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.
17. The Applicant is retaining the existing buildings at 1201 and 1229 West Washington Boulevard. In general, the masonry and stone features of their street-facing facades should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Future work proposed to the street-facing facades shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II review. Such approval will not be unreasonably withheld.

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

[Existing Zoning Map; Existing Land-Use Map; Property Line, Boundary and Subarea Map; Site Plan; Right-of-Way Adjustment Map; Ground Floor Plan; 2nd through 4th Floor Parking Plans; 5th through 17th Residential Floor Plans; 18th and 19th Amenity Levels; North, South, East and West Building Elevations; Podium Axonometric View; Tower Axonometric View -- Pool Deck and Amenity Rooftop and Equipment Screen; and Tower Elevation Detail -- Typical Glazing System referred to in these Plan of Development Statements printed on pages 36118 through 36138 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.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area:	91,161.62 square feet
Area Remaining in the Public Right-of-Way:	24,388.62 square feet
Net Site Area:	66,856.00 square feet
Subarea A:	27,893.00 square feet
Subarea B:	20,051.00 square feet
Subarea C:	18,912.00 square feet
Maximum Floor Area Ratio:	5.00
Subarea A:	2.69
Subarea B:	11.25
Subarea C:	1.80

**Maximum Number of Dwelling
Units:**

Subarea A:	0
Subarea B:	288
Subarea C:	0

Maximum Hotel Key Count:	154
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Maximum Building Height:

Subarea A:	108 feet
Subarea B:	213 feet
Subarea C:	57 feet

**Minimum Number of Off-Street
Parking Spaces:**

	183
Subarea A:	50
Subarea B:	110
Subarea C:	23

**Minimum Number of Off-Street
Loading Berths:**

Subarea A:	3
Subarea B:	1
Subarea C:	1

Minimum Bicycle Parking Spaces:	185
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**Minimum Setbacks from Property
Line:**

In accordance with Plans

* For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 Ratio.

ARO Affordable Housing Profile Form (AHP)

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

Date: 7-26-21

FINAL FOR PUBLICATION

DEVELOPMENT INFORMATION

Development Name: Washington Place

Development Address: 1201-35 W. Washington

Zoning Application Number, if applicable: 20742

Ward: 27

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

Type of City Involvement

check all that apply

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

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

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

DEVELOPER INFORMATION

Developer Name DAC Development, LLC

Developer Contact Nick Melrose

Developer Address 640 N. LaSalle Dr.

Email nmelrose@melrose-capital.com

Developer Phone 641-330-4019

Attorney Name Michael Ezgur

Attorney Phone 312-617-8900

TIMING

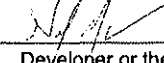
Estimated date marketing will begin 9-15-22

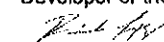
Estimated date of building permit* 4-1-22

Estimated date ARO units will be complete 1-15-24

*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


 Ricardo Lopez, ARO Project Manager

7/26/21

 Date
 7/26/2021

 Date



ARO Web Form

**FINAL FOR
PUBLICATION****Applicant Contact Information**

Name: Michael Ezgur
 Email: mezgur@gmail.com

Development Information**Address****Submitted Date: 07/26/2021**

Number From: 1201
 Street Name: washington

Number To: 1235 Direction: W
 Postal Code: 60607

Development Name

Washington Place

Are you rezoning to downtown?: Yes
 Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details

ARO Trigger: Downtown Planned Development
 Total Units: 288
 Development Type: Rent
 Date Submitted: 07/23/2021

Requirements

First ARO Units: 29 Additional ARO Units: 29

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 29 Off-Site: 0
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
 Total Units: 29

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PUBLICATION**

How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 29

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 29

THIS IS A PRELIMINARILY APPROVED AHP, WHICH WILL BE REVISED WHEN FURTHER PROJECT
DETAILS ARE DETERMINED. The revised AHP must comply and meet the requirements set in the ARO Rules
and Regulations. - RL, 7/26/2021

FINAL FOR PUBLICATION

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	110 spaces in the building	110 Spaces in Building	110 Spaces in Building
Laundry	In Unit	In Unit	In Unit
Appliances			
Refrigerator age/EnergyStar/make/model/color	Yes, Manufacturer TBD	Same as market rate	Same as market rate
Dishwasher age/EnergyStar/make/model/color	Yes, Manufacturer TBD	Same as market rate	Same as market rate
Stove/Oven age/EnergyStar/make/model/color	Yes, Manufacturer TBD	Same as market rate	Same as market rate
Microwave age/EnergyStar/make/model/color	Yes, Manufacturer TBD	Same as market rate	Same as market rate
Bathroom(s) how many? Half bath? Full bath?	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit
Kitchen countertops material	TBD	Same as market rate	Same as market rate
Flooring material	TBD	Same as market rate	Same as market rate
HVAC	TBD	Same as market rate	Same as market rate
Other	TBD	Same as market rate	Same as market rate

Project Name	Washington Place
Zoning Application number, if applicable	20742
Address	1201-35 W. Washington
Is this a For Sale or Rental Project?	Rental
If a For Sale Project, will you offer ARO units as rentals (Near North only)?	N/A
Anticipated average psf rent/price?	\$3.00
Total Units in Project	288
First Units (10% of total)	29
Additional Units (20% of total, less number of "First Units")	29


Will First Units be on-site or off-site?	on-site
Will Additional Units be on-site or off-site?	on-site

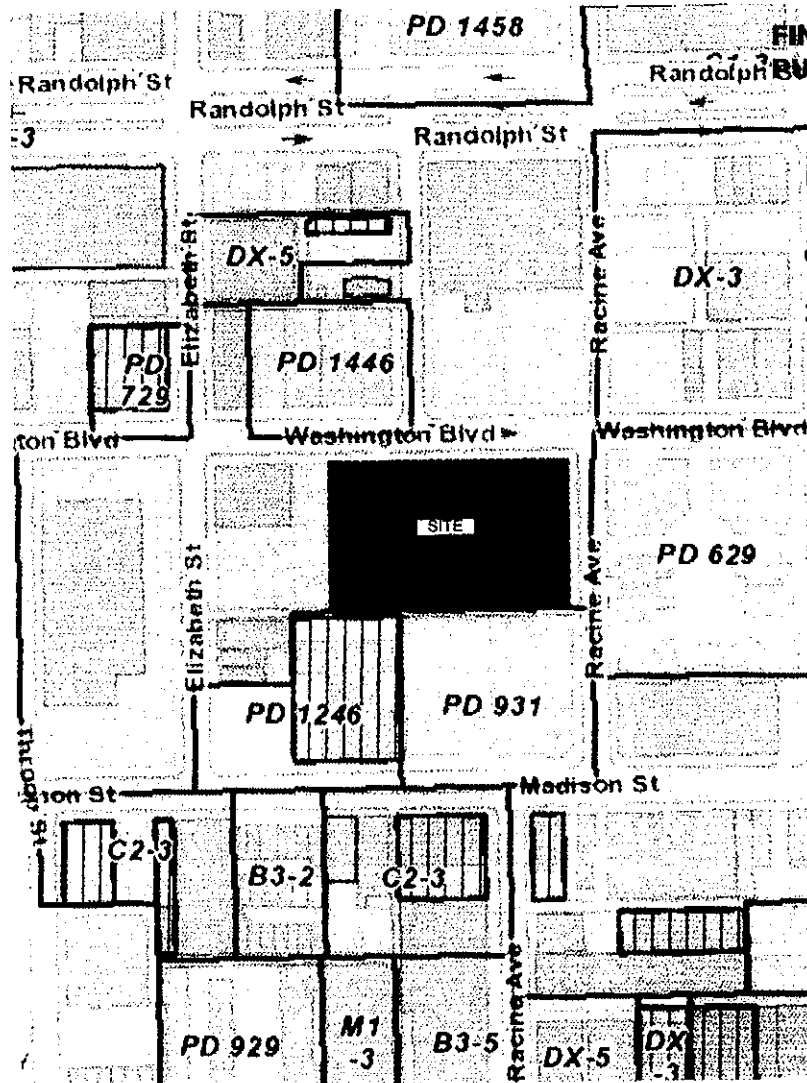
unit type	market rate				Summary First ARO Units				Additional ARO Units				affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*	how many?*	% of total	avg. square footage	affordable v. market square footage*		
studio	106	46%	#DIV/0!	13	45%	#DIV/0!	#DIV/0!	13	45%	#DIV/0!	#DIV/0!	#DIV/0!	
one-bed	84	37%	#DIV/0!	11	38%	#DIV/0!	#DIV/0!	11	34%	#DIV/0!	#DIV/0!	#DIV/0!	
two-bed	41	18%	#DIV/0!	5	17%	#DIV/0!	#DIV/0!	5	17%	#DIV/0!	#DIV/0!	#DIV/0!	

9/14/2021

REPORTS OF COMMITTEES

36121

	Legend
	Subject Premises:

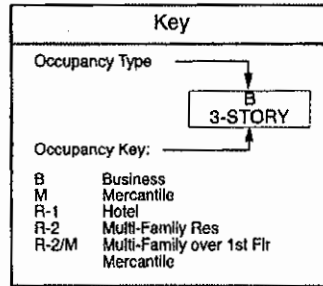


Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
 Introduction Date: June 23, 2021
 Plan Commission Date: August 26, 2021

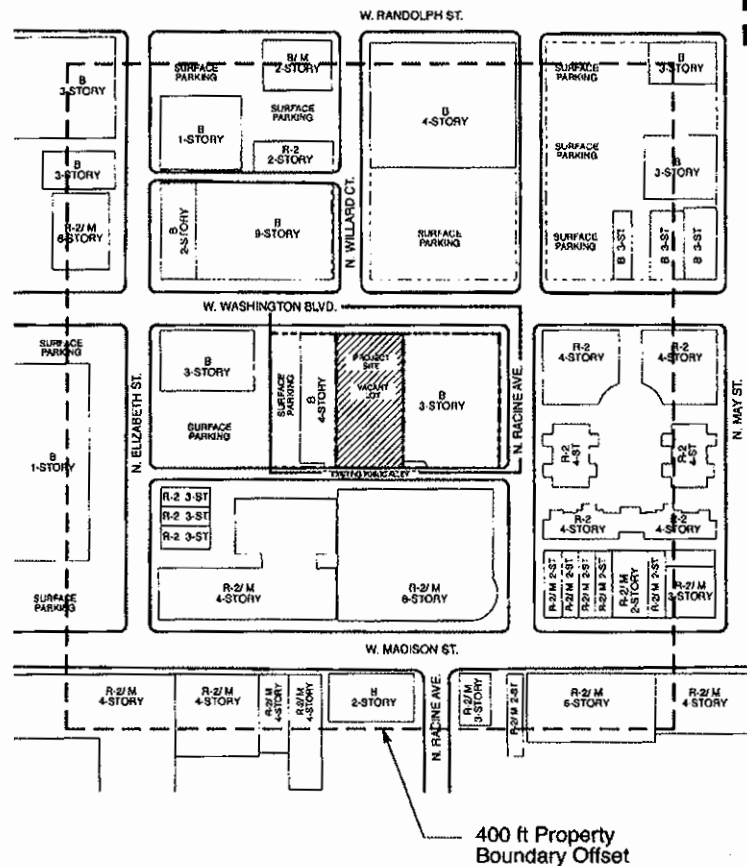
Existing Zoning

Not To Scale

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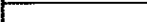

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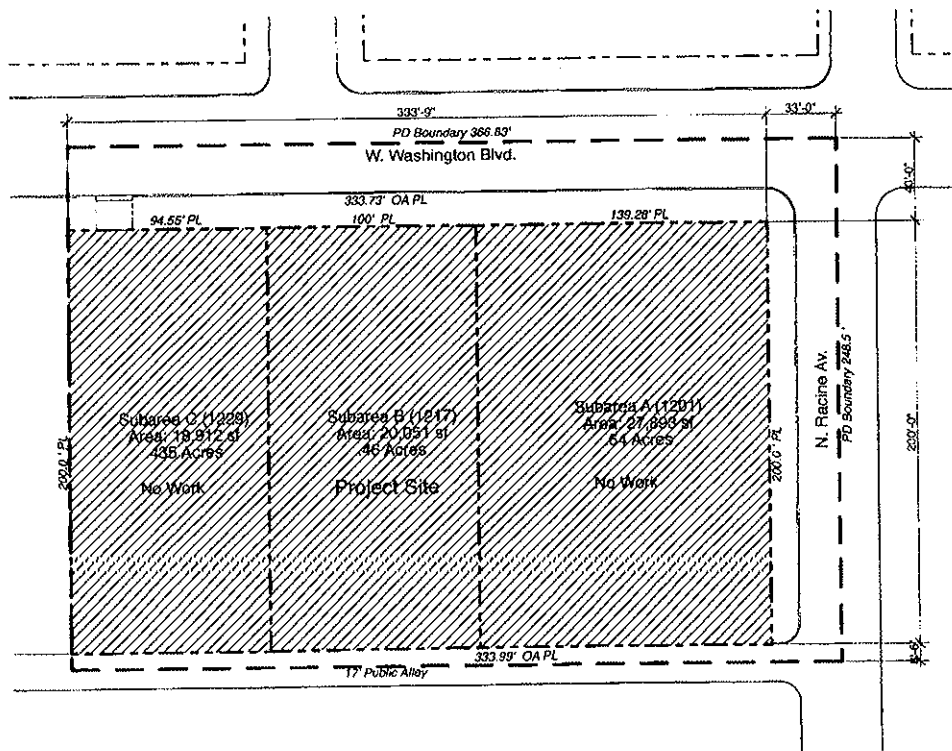
Applicant: DAC Developments, LLC
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Existing Land Use
 Scale:
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Gross Site Area:	91,161.62 SF
Area in R.O.W.:	24,388.62 SF
Net Site Area:	66,856.00 SF

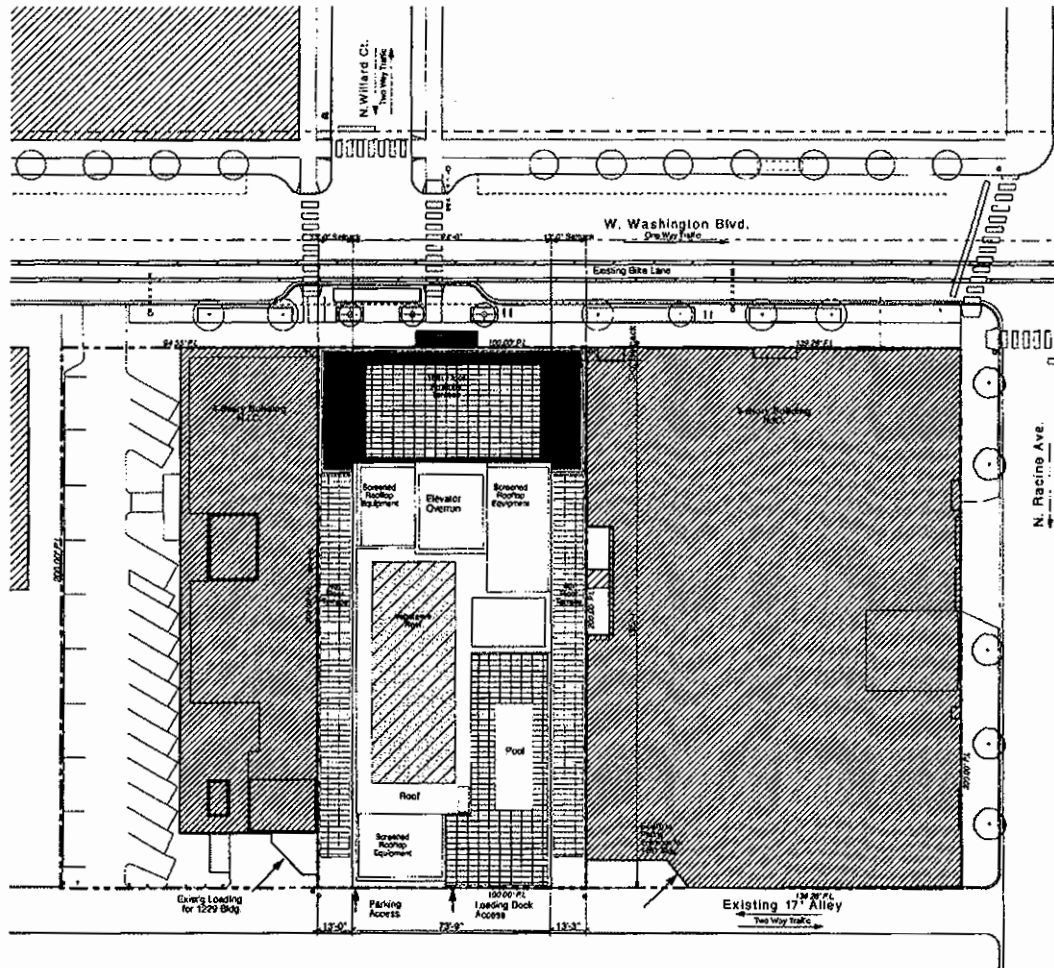
Legend	
	=PD Boundary
	=Property Boundary

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Applicant:	DAC Developments, LLC	Property Line, Planned Development Boundary, and Sub-Area Map
Address:	1201 - 35 West Washington Boulevard/22-42 North Racine Avenue	
Introduction Date:	June 23, 2021	Scale: 1/64" = 1'-0"
Plan Commission Date:	August 26, 2021	Pappageorge Haymes Partners

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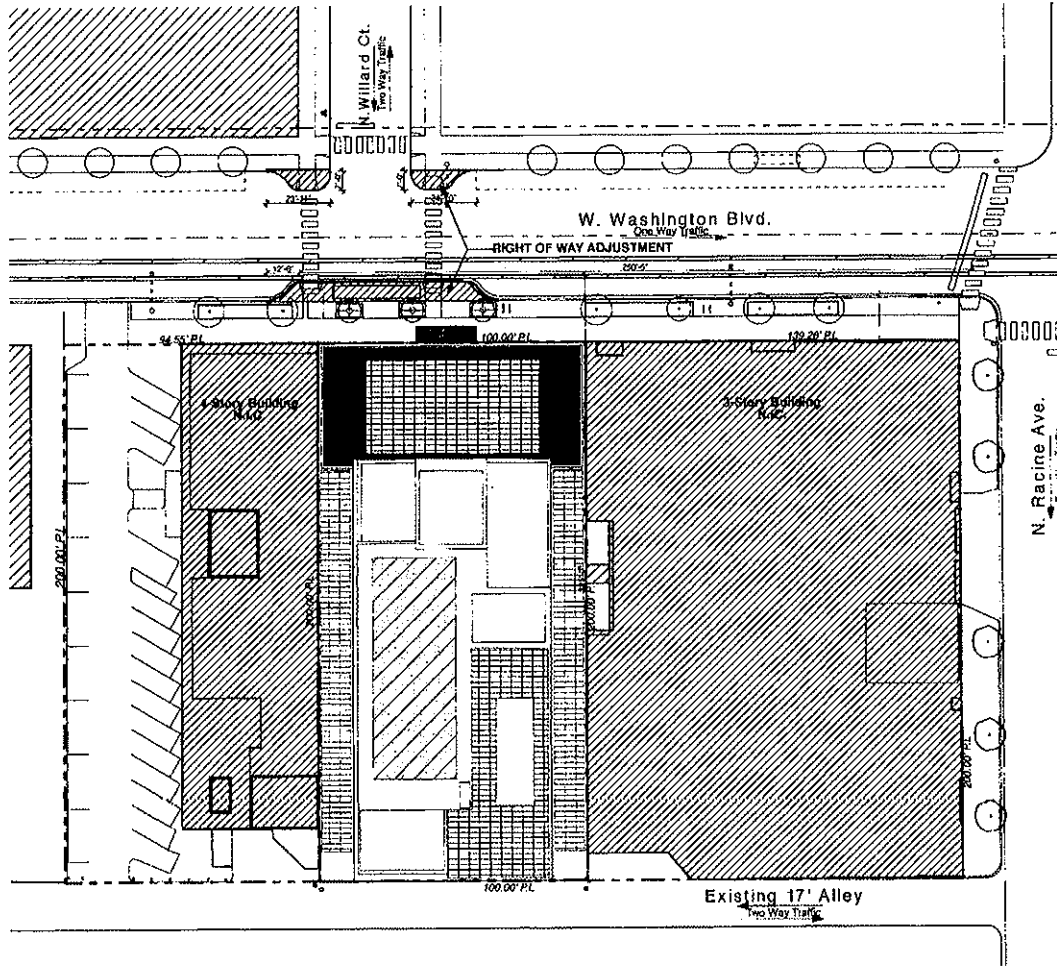
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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Site Plan

Scale: 1" = 50'

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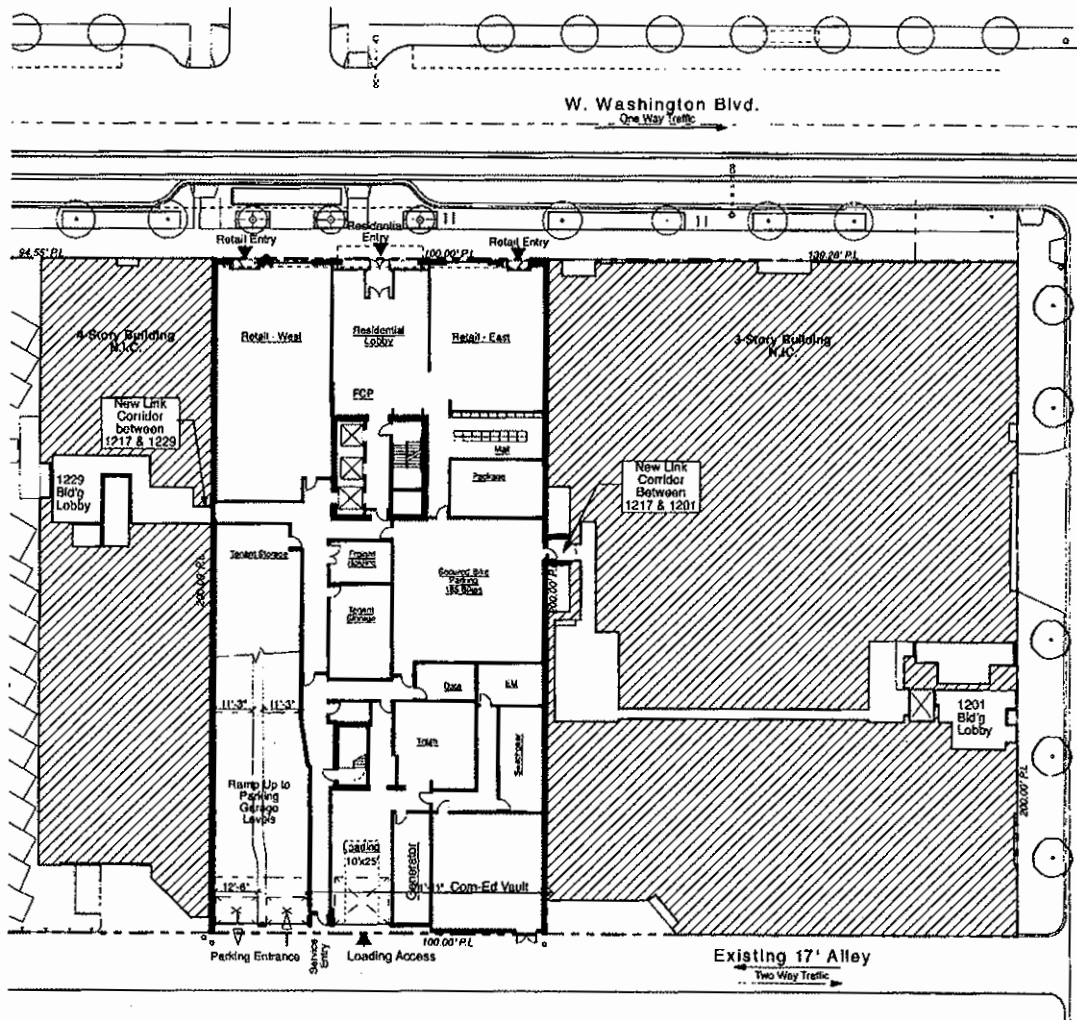
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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Right of Way Adjustment

Scale: 1" = 50'

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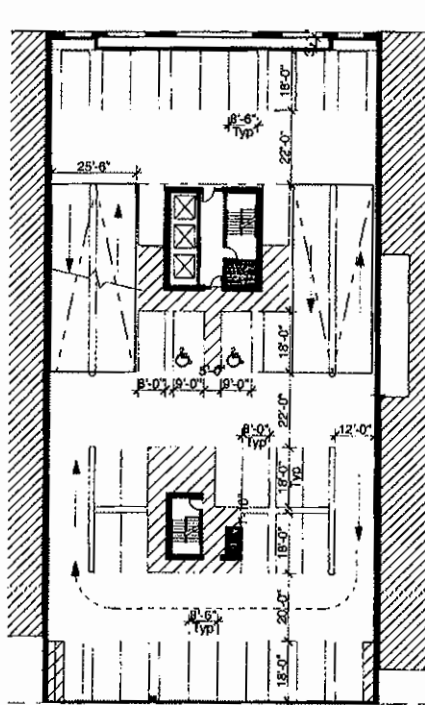
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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Ground Floor Plan

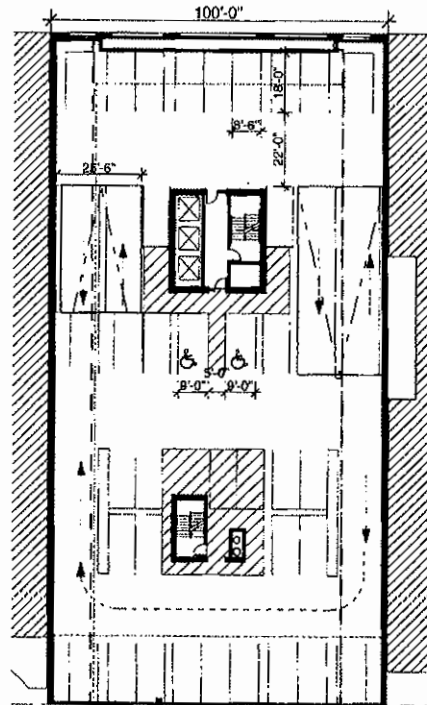
Scale: 1" = 40'

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2nd -3rd Floor Parking



4th Floor Parking Plan



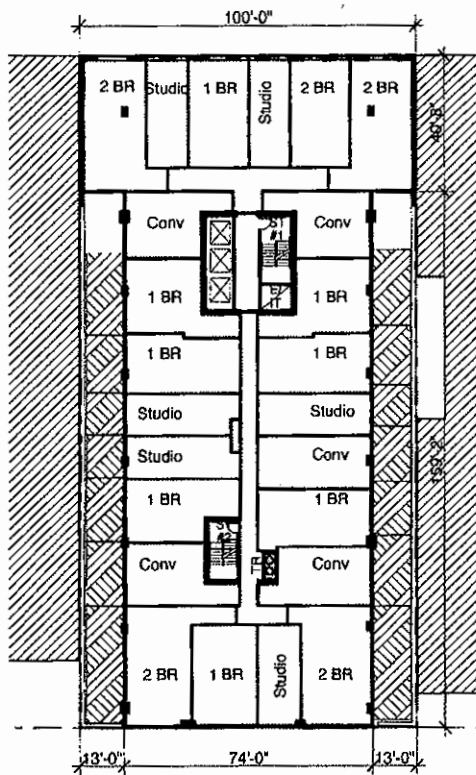
Applicant: DAC Developments, LLC
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2nd -4th Floor Parking Plans

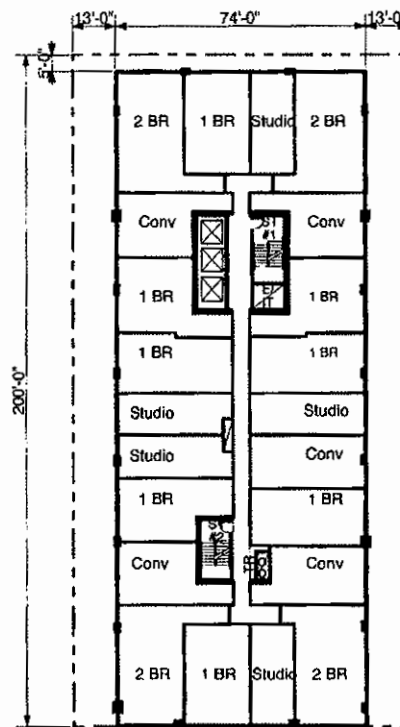
Scale: 1" = 40'

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5th Floor Demising Plan



6th-17th Floor Demising Plans



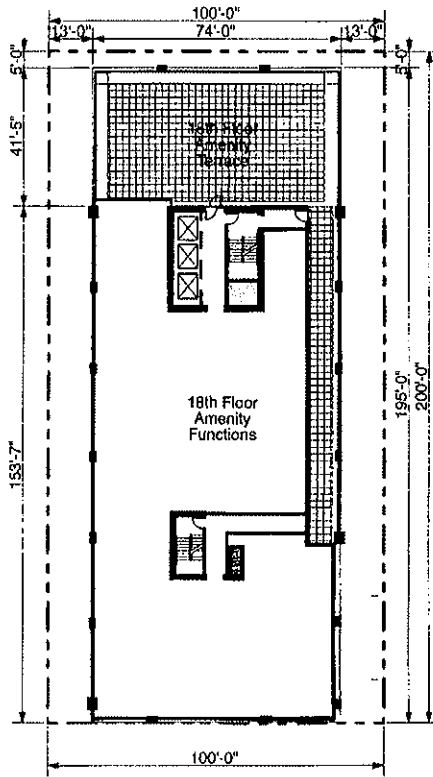
Applicant: DAC Developments, LLC
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5th-17th Residential Floor Plans

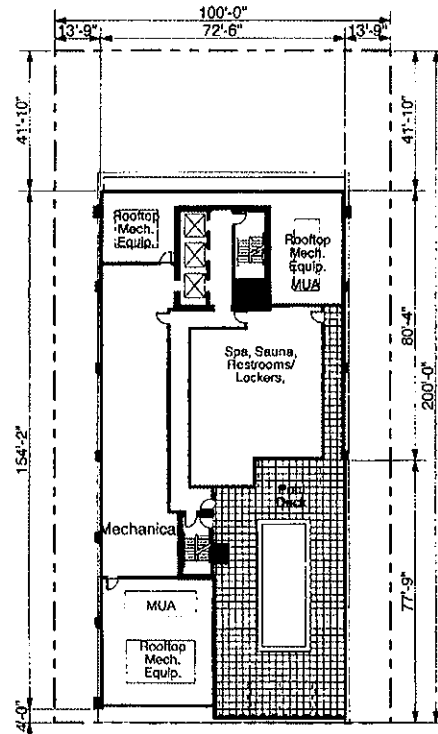
Scale: 1" = 40'

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18th Floor Amenities



19th Floor Amenities & Mechanical



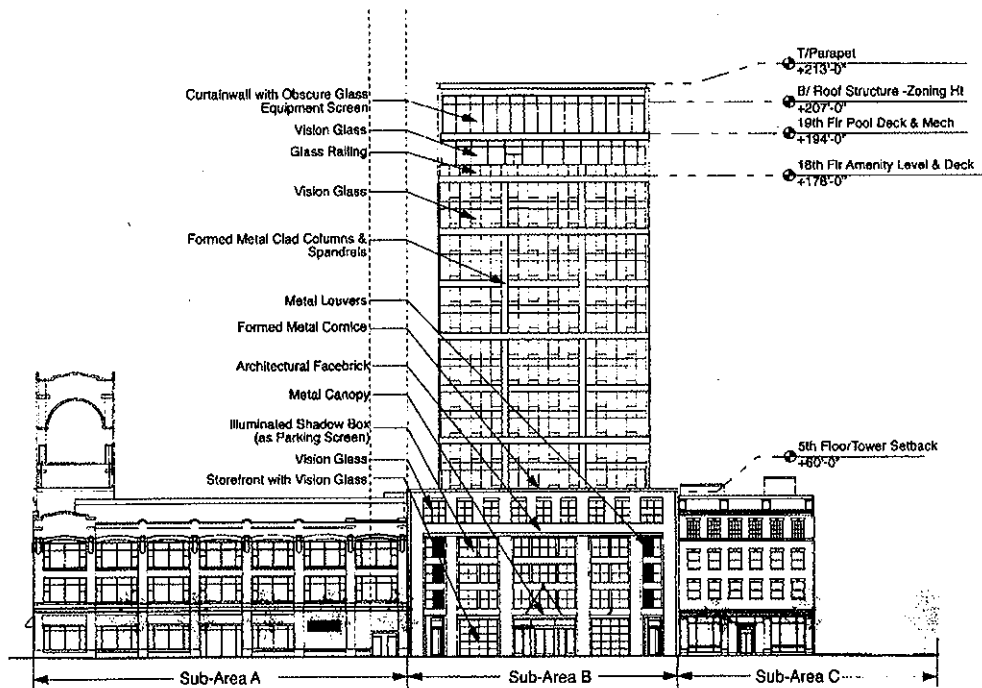
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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18th-19th Floor Amenity Levels

Scale: 1" = 40'

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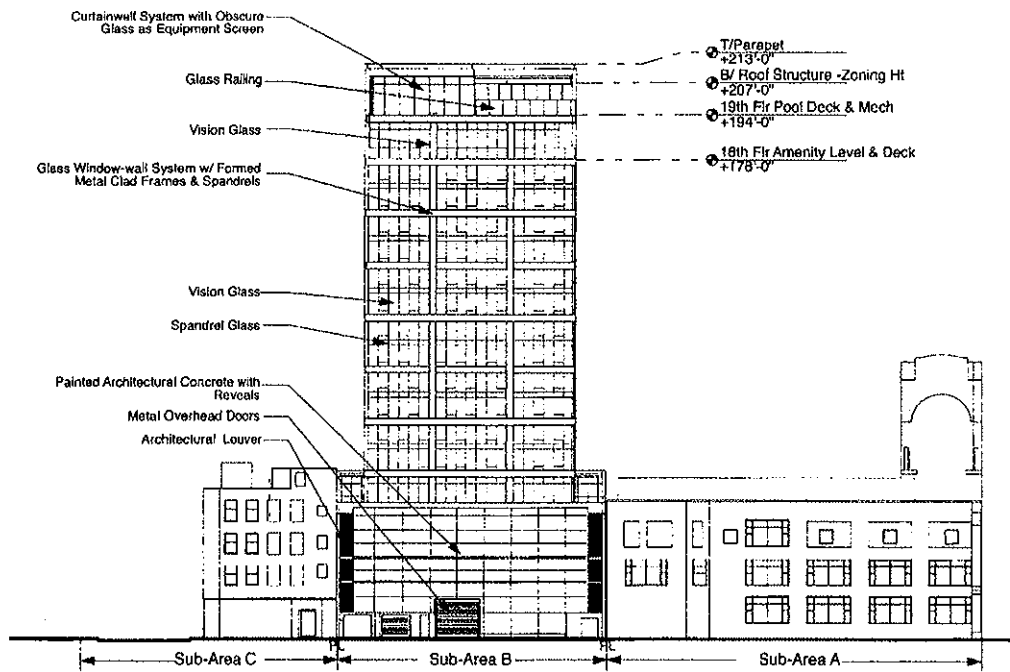
Applicant: DAC Developments, LLC
Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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North Elevation - Washington Blvd

Scale: 1" = 50'

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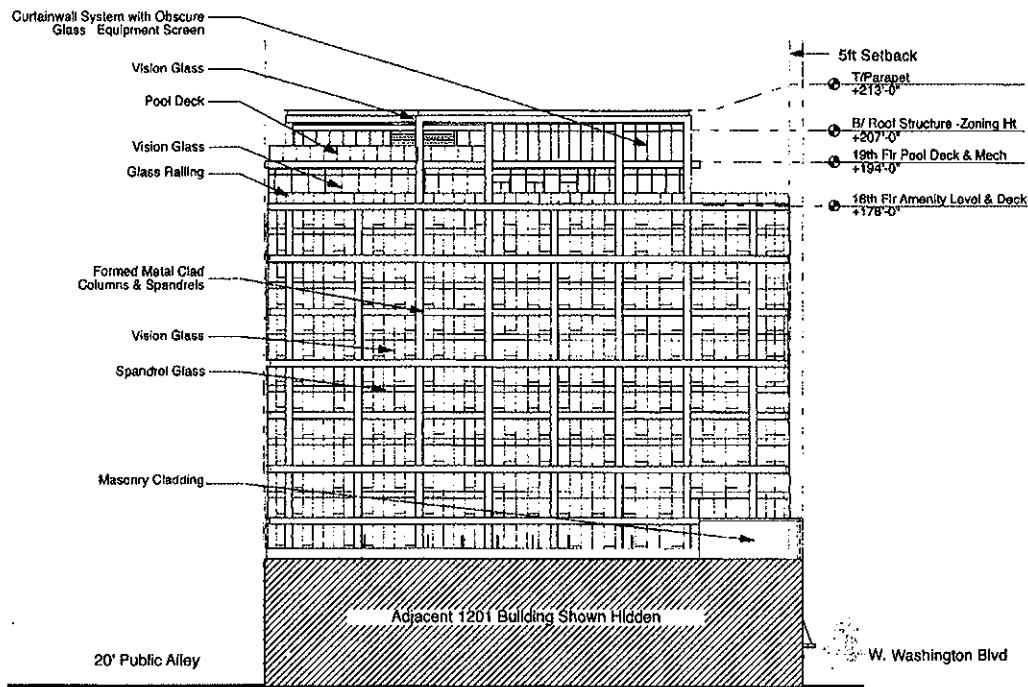
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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South Elevation - Alley

Scale: 1" = 50'

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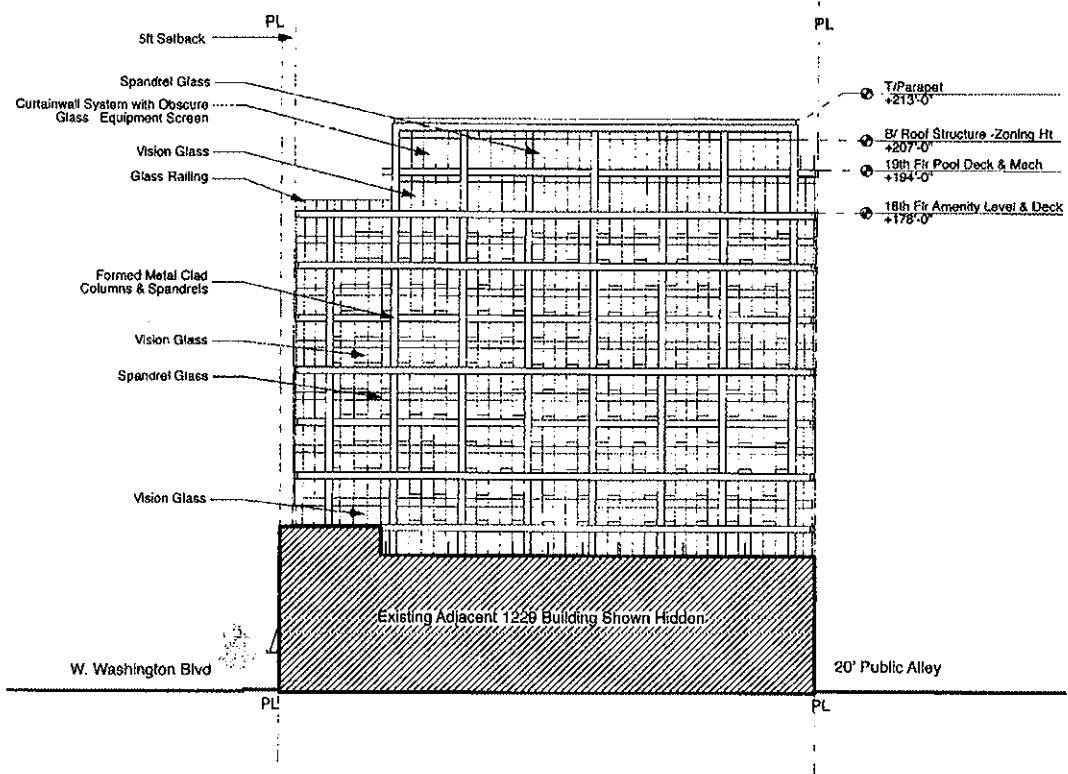
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East Elevation

Scale: 1" = 50'

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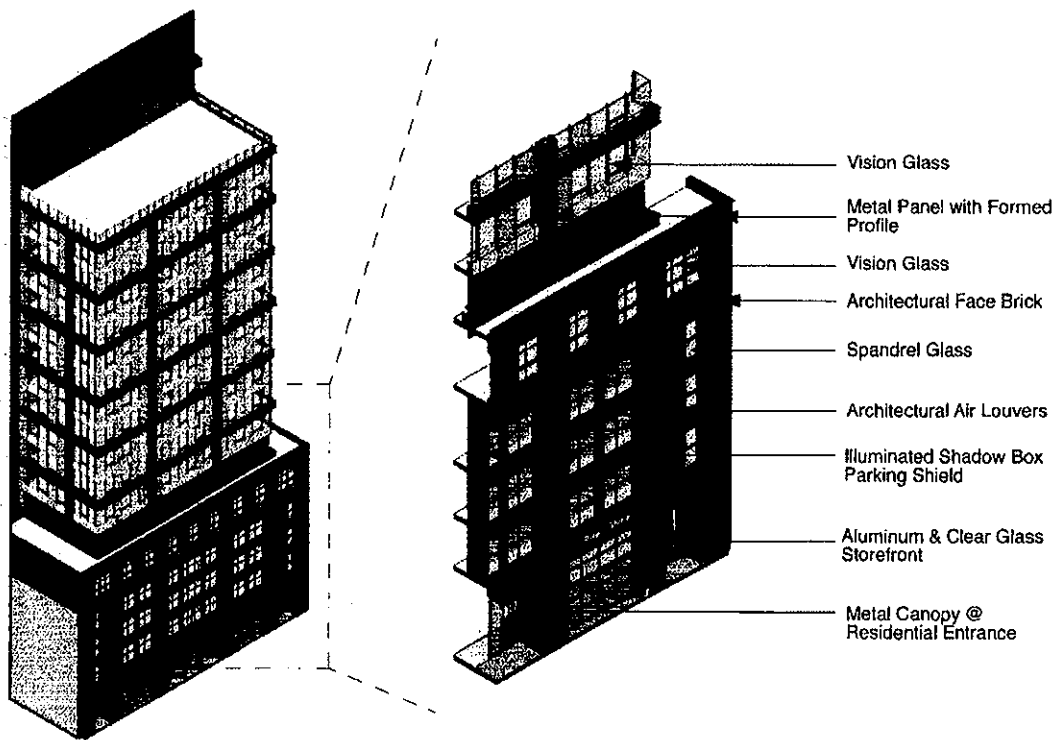
Applicant: DAC Developments, LLC
 Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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West Elevation

Scale: 1" = 50'

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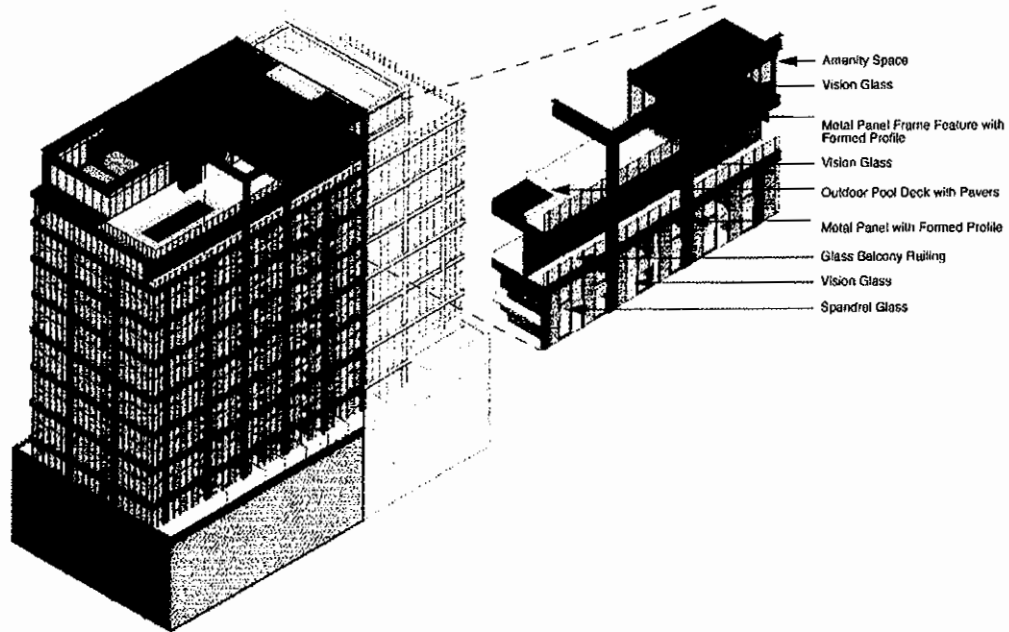
Applicant: DAC Developments, LLC
Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
Introduction Date: June 23, 2021
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Podium Axonometric View - NW Corner

NTS

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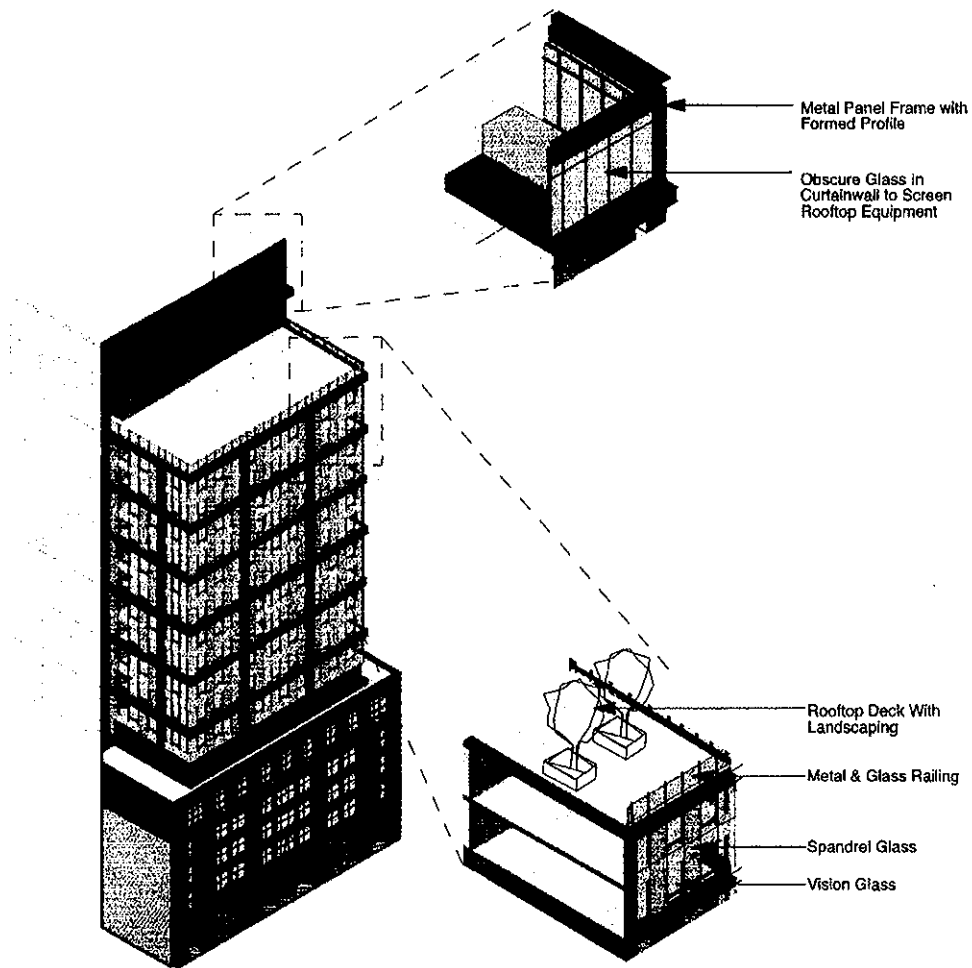
Applicant: DAC Developments, LLC
Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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Tower Axonometric View - Pool deck

NTS

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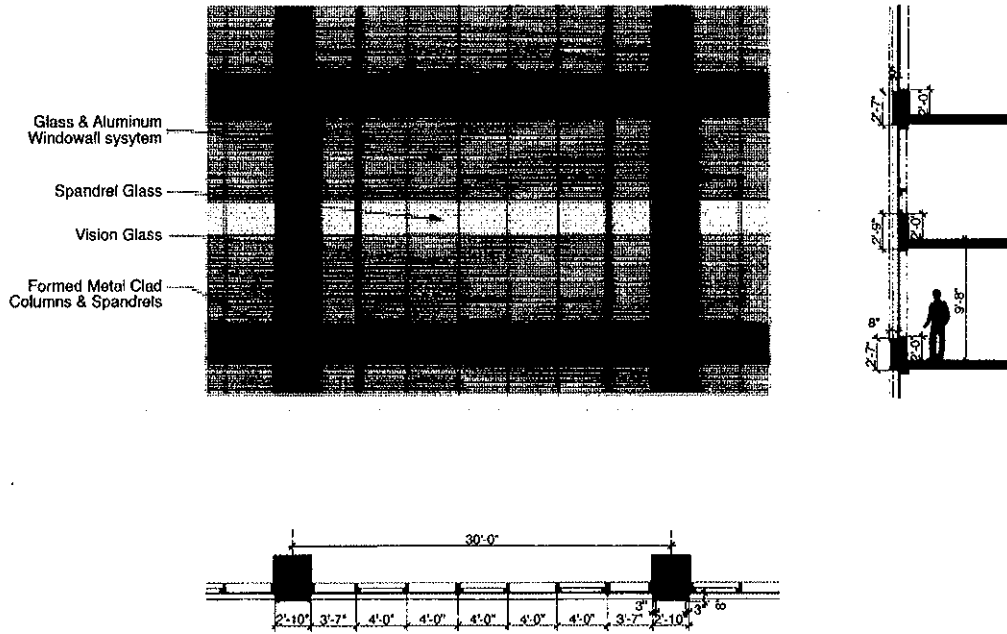
Applicant: DAC Developments, LLC
Address: 1201 - 35 West Washington Boulevard/22-42 North Racine Avenue
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Tower Axonometric View - Amenity Rooftop & Equipment Screen

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Applicant: DAC Developments, LLC
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Tower Elevation Detail - Typical Glazing System
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