

19378

*Reclassification Of Area Shown On Map No. 2-G.*

(As Amended)

(Application No. 19378)

(Common Address: 1501 -- 1555 W. Monroe St./101 -- 139 S. Ashland Ave./  
100 -- 116 S. Laflin St./1542 -- 1554 W. Adams St.)

RBPD 773,99

[SO2017-7019]

*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 Planned Development Number 773 symbols and indications as shown on Map Number 2-G in the area bounded by:

West Monroe Street; South Laflin Street; the public alley south of and parallel to West Monroe Street; and a line 123.12 feet west of and parallel to South Laflin Street,

to those of a DX-3 Downtown Mixed-Use District.

\*SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 773 symbols and indications as shown on Map Number 2-G in the area bounded by:

West Adams Street; South Ashland Avenue; a line 89 feet south of and parallel to West Monroe Street; and the public alley east of and parallel to South Ashland Avenue,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 773 symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Monroe Street; a line 123.12 feet west of and parallel to South Laflin Street; the public alley south of and parallel to West Monroe Street; the public alley east of and parallel to South Ashland Avenue; and a line 89 feet south of and parallel to West Monroe Street,

to those of a DX-5 Downtown Mixed-Use District.

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\* Editor's Note: Section numbering sequence error in original.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Monroe Street; a line 123.12 feet west of and parallel to South Laflin Street; the public alley south of and parallel to West Monroe Street; the public alley east of and parallel to South Ashland Avenue; and a line 89 feet south of and parallel to West Monroe Street,

to those of Residential-Business Planned Development Number 773, as amended, 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 4. 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. 773, Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 773 ("Planned Development") consists of approximately 65,466 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Monroe 1515 LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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

4. This plan of development consists of 18 Statements and a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Property Line and Boundary Map; an Existing Zoning Map; a Site Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Booth Hansen and dated June 21, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 773: dwelling units located above the ground floor; multi-unit residential; cultural exhibits and libraries; animal services (excluding shelter/boarder kennels and stables); artist work or sales space; business support services; eating and drinking establishments (all, including outdoor patio on a rooftop and at grade); small venues; financial services (excluding payday loan, pawn shops and drive-through facilities); food and beverage retail sales; vacation rental; medical service; office; personal service; repair or laundry service, consumer; general retail sales; indoor participant sports and recreation; children's play center; artisan manufacturing; co-located wireless communication facilities; and related, 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 65,466 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development (P.D.) gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The P.D. includes a complex of four existing buildings, and the Commission on Chicago Landmarks has approved a resolution on the preliminary landmark recommendation to designate this complex as a Chicago landmark at their meeting on June 7, 2018. Work to designate Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. 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.
15. 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.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned

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

17. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development Number 773 to the DX-5 Downtown Mixed-Use District, and then to Planned Development Number 773, as amended ("P.D."), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (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 2-45-117 of the Municipal Code (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

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

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 Planning and Development (the "Commissioner"), 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 Commissioner's approval, 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 260 housing units. As a result, the Applicant's affordable housing obligation is 52 affordable units (20 percent of 260), consisting of 26 First Units and 26 Additional Units. 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 Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate at least six of the Additional Units off-site and to substitute owner-occupied units for rental units in such off-site location(s). 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 is required to lease the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income levels; provided, however, if the Applicant provides off-site owner-occupied units to satisfy its Additional Units obligation, the Applicant shall sell such units to households earning up to one hundred twenty percent (120%) of the AMI at prices affordable to households earning up to one hundred percent (100%) of the AMI. 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 Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD 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 in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner 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.

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- 18. This Planned Development shall be governed by Section 17-13-0612. 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 the DX-5 Downtown Mixed-Use District.

[Existing Land-Use Map; Property Line and Boundary Map (Survey); Existing Zoning Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 80908 through 80919 of this *Journal*.]

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

*Residential-Business Planned Development No. 773, Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	95,808
Area of Public Rights-of-Way (square feet):	26,646
Net Site Area (square feet):	65.466
Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	260*
Minimum Off-Street Parking Spaces:	9
Minimum Bicycle Parking Spaces:	98
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	Per plans
Minimum Setbacks:	Per plans

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\* Maximum 39 percent efficiency units.

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**2015 Affordable Housing Profile Form (AHP)**

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

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

Date: March 16, 2018

**DEVELOPMENT INFORMATION**

Development Name: 1515 W Monroe

Development Address: 151 5 W Monroe St

Zoning Application Number, if applicable:

Ward: 28

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

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 \*\*Need Help/Off-Site Phase

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 Monroe 1515 LLC

Developer Contact Mark Heffron

Developer Address 1025 W Sunnyside Ave, Suite 300

Email mheffron@cedarst.com

Developer Phone 312-506-3200

Attorney Name Katie Jahnke Dale

Attorney Phone 312-368-2153

**TIMING**

Estimated date marketing will begin 1st Quarter 2020

Estimated date of building permit\* 3rd Quarter of 2018

Estimated date ARO units will be complete 1st Quarter 2020

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

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

Kara Breems, DPD

Date

*3-23-2018 - off-site details must be finalized in a approved before building permit*

Developer/Project Manager

Date

*Mark Heffron*

3/16/2018



ARO Web Form

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**Applicant Contact Information**

Name: Monroe 1515 LLC  
Email: mheffron@cedarst.com

**Development Information**

**Address**

Submitted Date: 03/23/2018

Number From: 1515  
Street name: Monroe

Number To: N/A      Direction: W  
Postal Code: 60607

**Development Name**

1515 W Monroe

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

Ward: 28

ARO Zone: Downtown

Pilot Area: Near North

**Details**

ARO trigger: Downtown Planned Development

Total units: 260

Development type: Rent

**Requirements**

First ARO Units: 26    Additional ARO Units: 26

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

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

**FINAL FOR 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: 20

Off-Site: 6

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 26

**Off Site Unit Information for Additional ARO Units**

Will the Off-Site Units be for Rental or For-Sale? Rent

**Address**

Number: 1515

Direction: W

Street Name: Monroe

Postal Code: 60607

**Information**

Zone of Off-site Units: Higher Income

Pilot Area: Near North

Ward of Off-site Units: 28

Distance to Primary Development: 0 Miles

Off-site Administrative Fee: 30000

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MARKETABLE		SUMMARY				AFFORDABLE AND UNITS			
unit type	how many?	% of total	avg. square footage	how many?	how many?	avg. square footage	% of total	avg. square footage	affordable v. market square footage*
studio	92	40%	348	13	50%	351	35%	361	100%
one-bed	122	50%	505	13	50%	468	42%	468	99%

to off-site  
with de fails to  
follow

\*ABO unit percentages, by unit type, should reflect corresponding market rate percentages for example, if 10% of market rate units are studios, roughly 10% of ABO units can be studios.  
\*\*the average affordable unit footprint should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit size specified in the Design Guidelines.

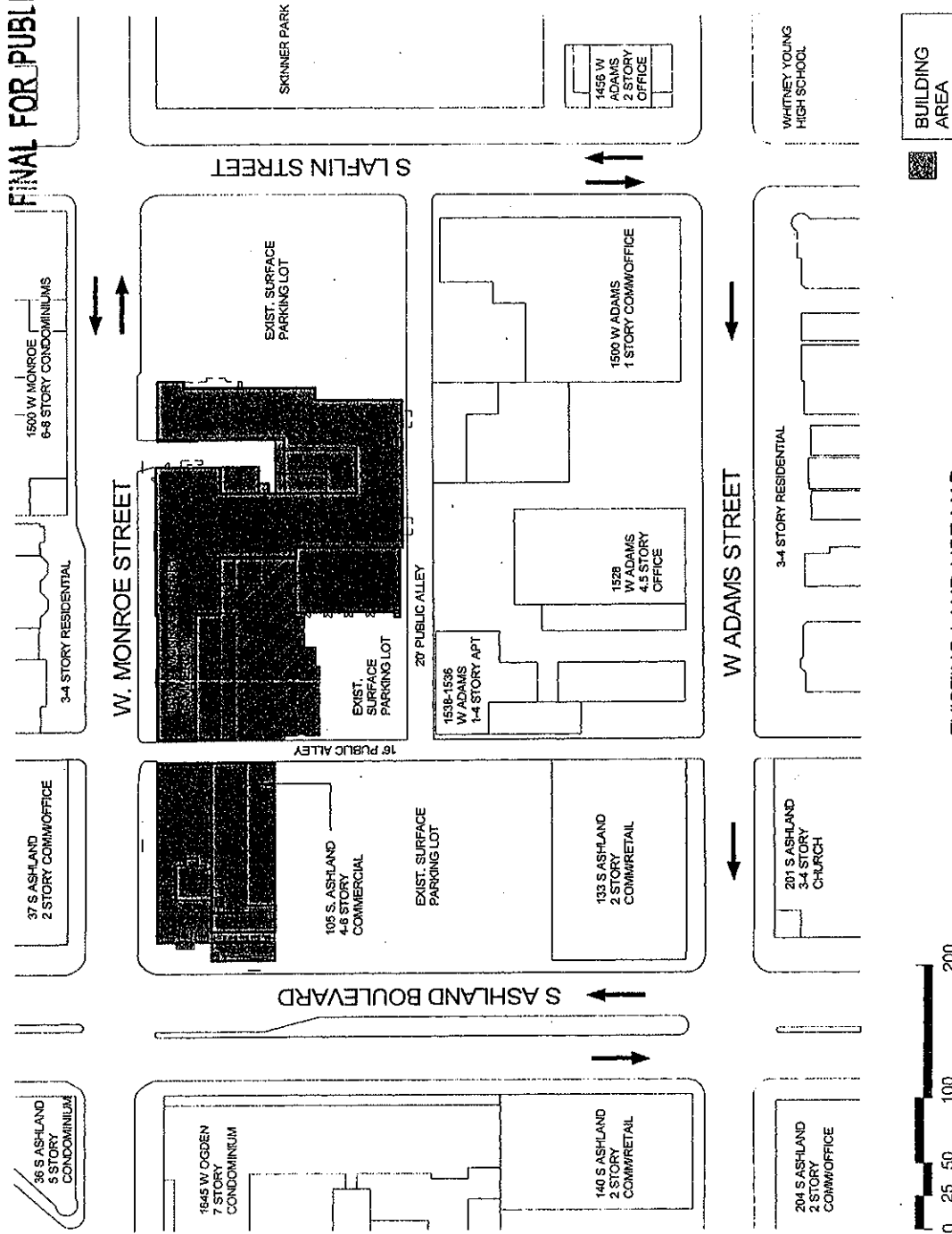
Project Name: 1515 W Monroe  
 Zoning Application number, if applicable:  
 Address:  
 Is this a For Sale or Rental Project?  
 If a For Sale Project, will you offer ABO units at rents (near North only) or rents (near North only)?  
 Anticipated average per rent/price?\*

Total Units in Project: 260  
 Will First Units be on site or off-site? On-site: 26  
 If off-site, what is address?  
 Additional Units be on site or off-site? On-site: 26  
 If off-site, what is address?

All projects with proposed ABO units must complete this tab

	Market Rate Units	Affordable Units	ABO Units
Parking	Available to all renters	Available to all renters	Available to all renters
Laundry	In all units	In all units	In all units
Appliances	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Refrigerator	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Ice Maker	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Stove/Oven	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Microwave	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Bathroom(s)	Full bath (renter)	Full bath (renter)	Full bath (renter)
Kitchen counter tops	Solid Surface	Solid Surface	Solid Surface
Flooring material	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
HVAC	VRE	VRE	VRE
Other			

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BUILDING AREA



0 25 50 100 200



EXISTING LAND USE MAP

1515 W. MONROE

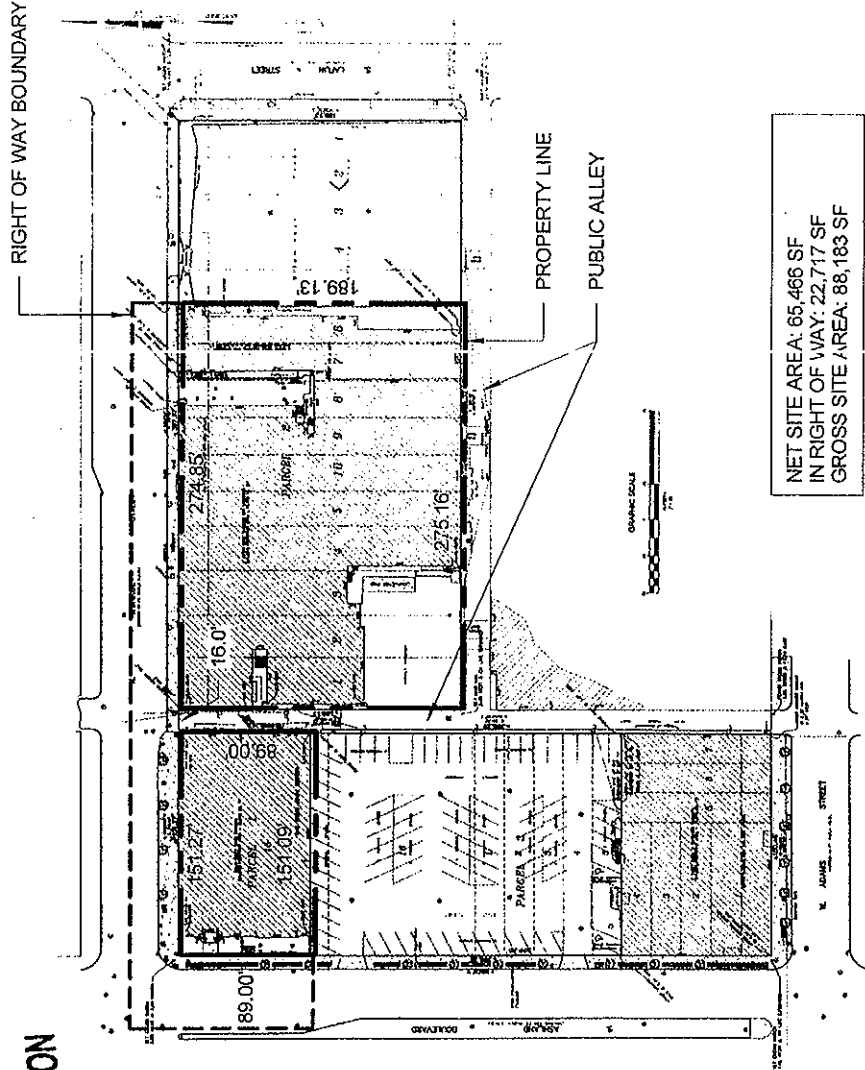
APPLICANT: MONROE 1515 LLC  
 PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND  
 CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017  
 PLAN COMMISSION DATE: JUNE 21, 2018

BOOTH HANSEN  
 ARCHITECTURE + INTERIORS + PLANNING

SHEET 01

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NET SITE AREA: 65,466 SF  
 IN RIGHT OF WAY: 22,717 SF  
 GROSS SITE AREA: 88,183 SF

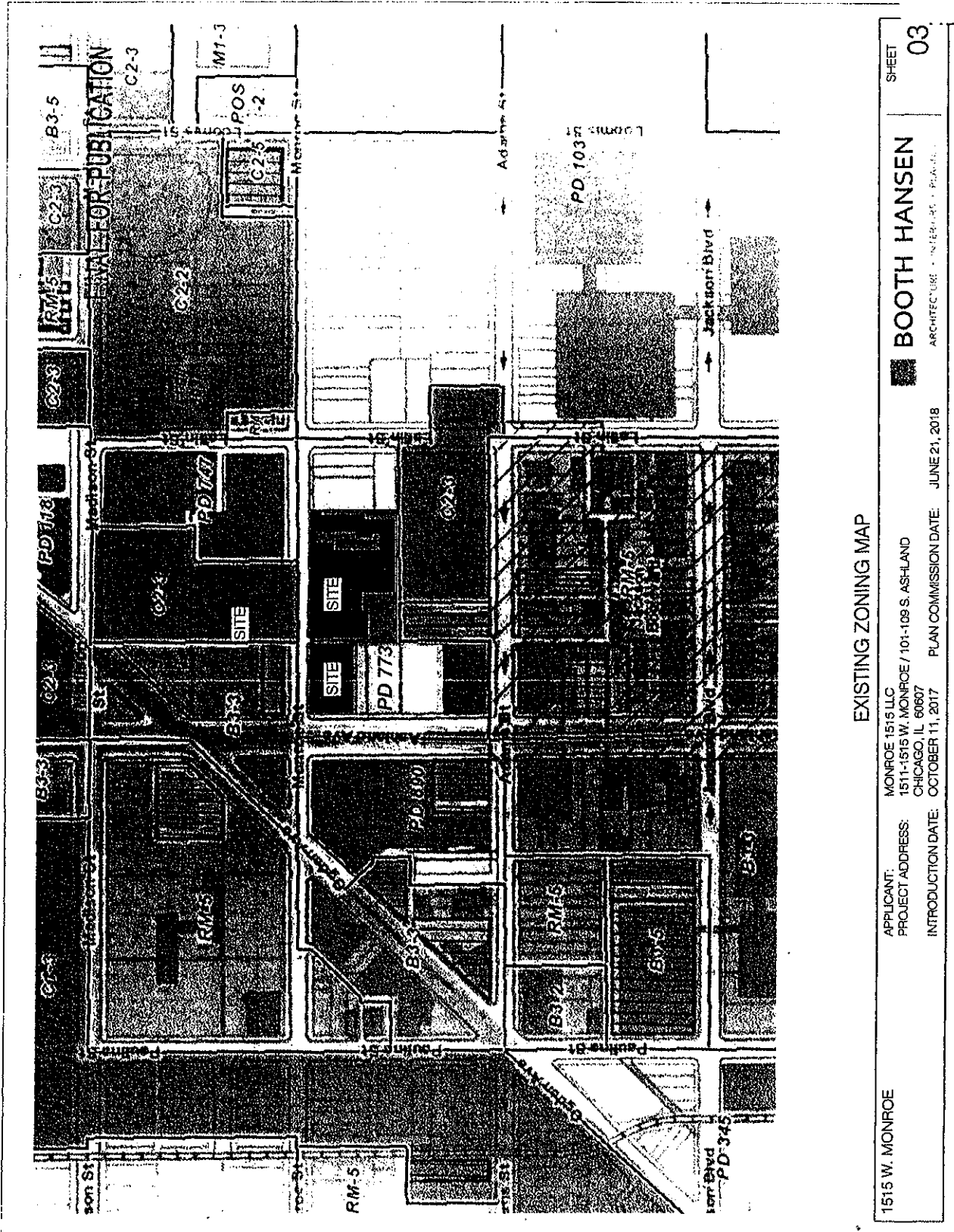


PROPERTY LINE AND BOUNDARY MAP (SURVEY)

1515 W. MONROE  
 APPLICANT: MONROE 1515 LLC  
 PROJECT ADDRESS: 1511-1515 W. MONROE / 101-108 S. ASHLAND  
 CHICAGO, IL 60607  
 INTRODUCTION DATE: OCTOBER 11, 2017  
 PLAN COMMISSION DATE: JUNE 21, 2018

SHEET  
 02

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 ARCHITECTURE • INTERIORS • PLANNING



1515 W. MONROE

APPLICANT: MONROE 1515 LLC  
 PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND  
 CHICAGO, IL 60607

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**BOOTH HANSEN**  
 ARCHITECTURE + INTERIORS

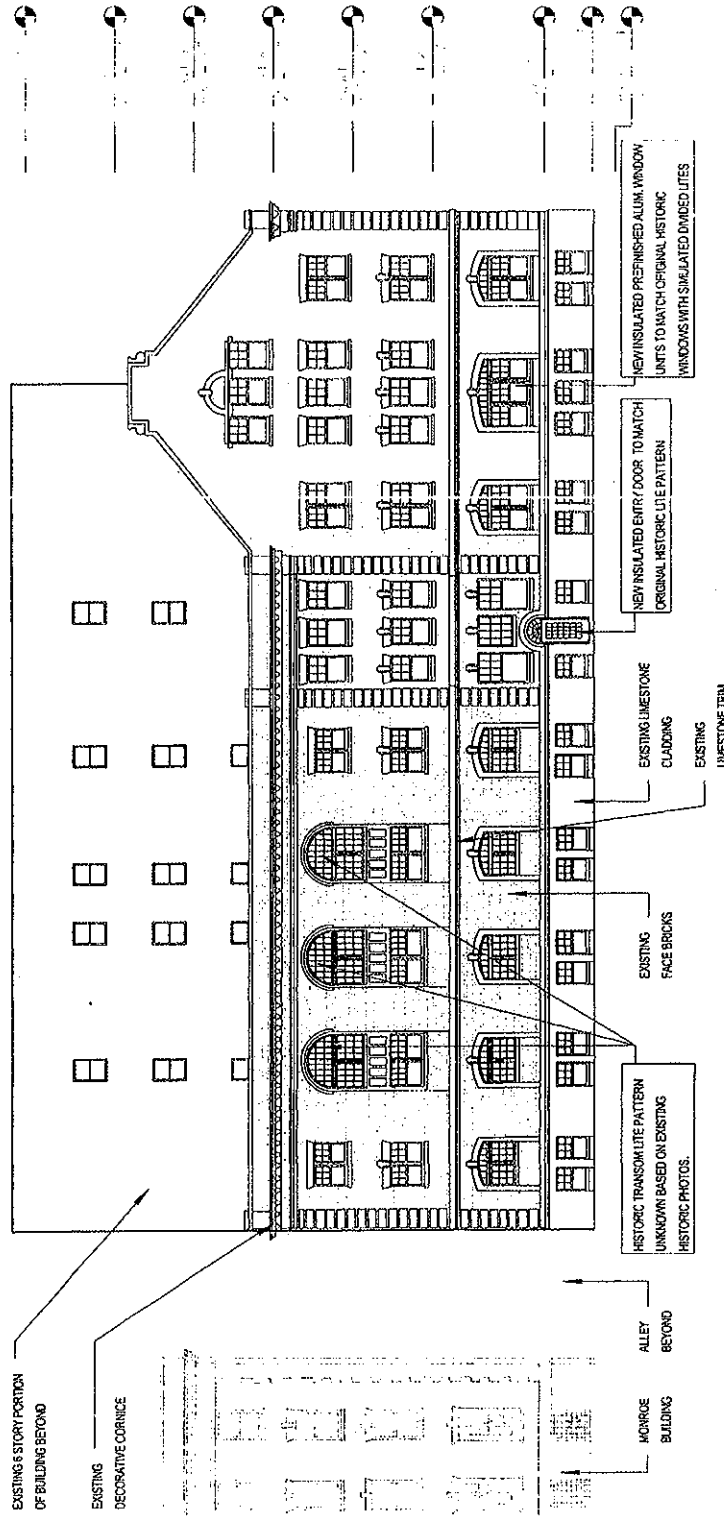
EXISTING ZONING MAP

SHEET 03





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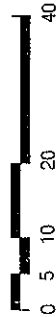
NORTH ELEVATION - ASHLAND BUILDING

SHEET 06

**BOOTH HANSEN**  
ARCHITECTURE + INTERIOR DESIGN

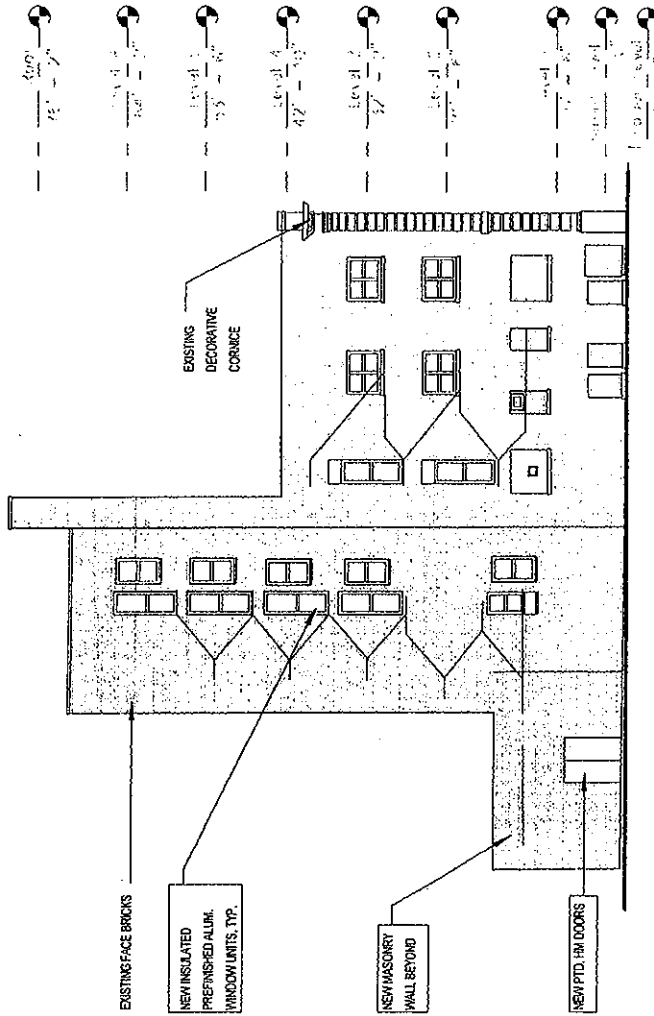
APPLICANT: MONROE 1515 LLC  
PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND  
CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017  
PLAN COMMISSION DATE: JUNE 21, 2018



1515 W. MONROE

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EAST ELEVATION - ASHLAND BUILDING

1515 W. MONROE

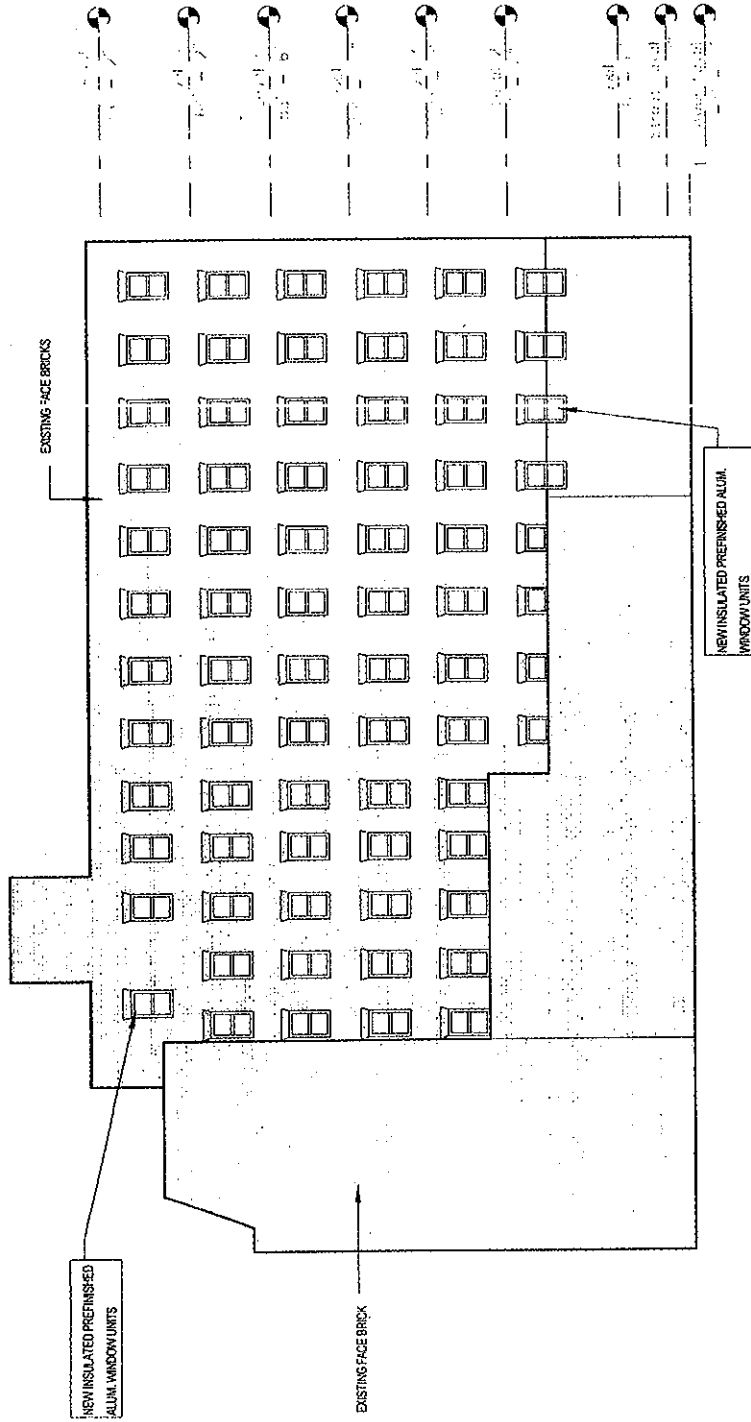
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 CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017  
 PLAN COMMISSION DATE: JUNE 21, 2018

**BOOTH HANSEN**  
 ARCHITECTURE + INTERIOR DESIGN

SHEET 07

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SOUTH ELEVATION - ASHLAND BUILDING

1515 W. MONROE

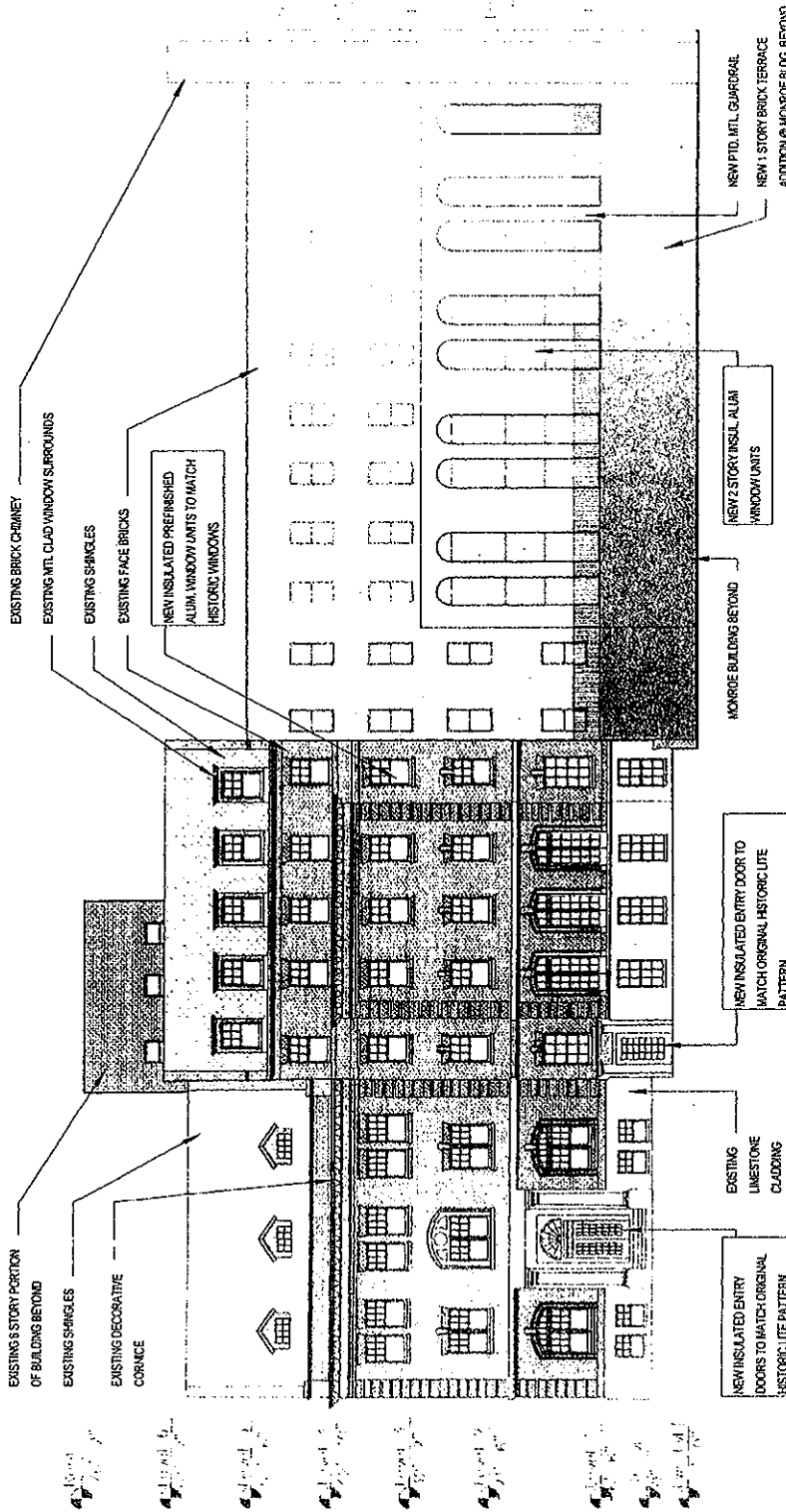
APPLICANT: MONROE 1515 LLC  
 PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND  
 CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017  
 PLAN COMMISSION DATE: JUNE 21, 2018

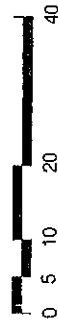
**BOOTH HANSEN**  
 ARCHITECTURE + INTERIORS

SHEET 08

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WEST ELEVATION



1515 W. MONROE

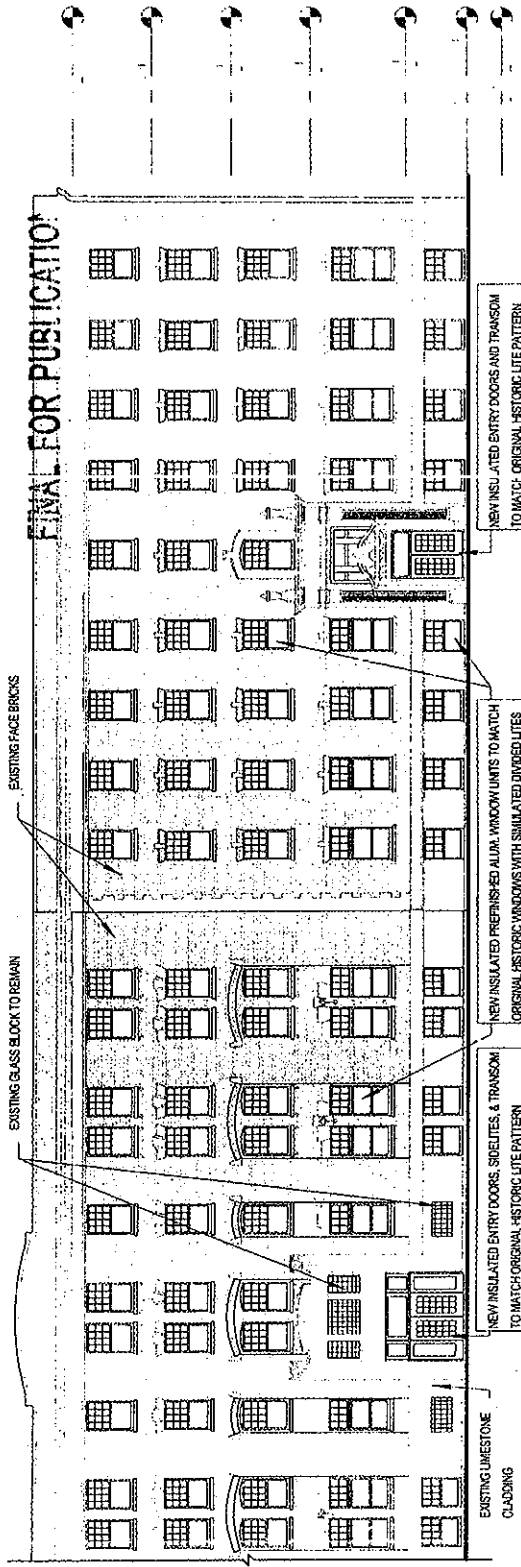
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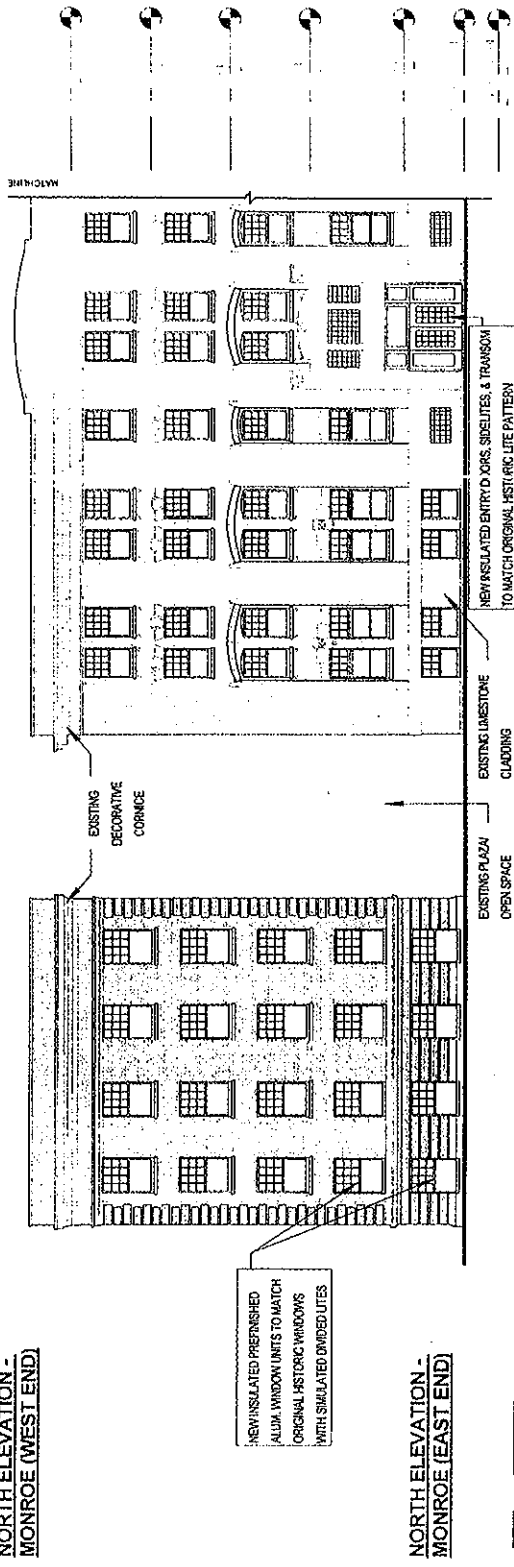
BOOTH HANSEN  
 ARCHITECTS

SHEET 09

FINAL FOR PUBLICATION



NORTH ELEVATION - MONROE (WEST END)



NORTH ELEVATION - MONROE (EAST END)



NORTH ELEVATION - MONROE BUILDING

1515 W. MONROE

APPLICANT: MONROE 1515 LLC

PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND CHICAGO, IL 60607

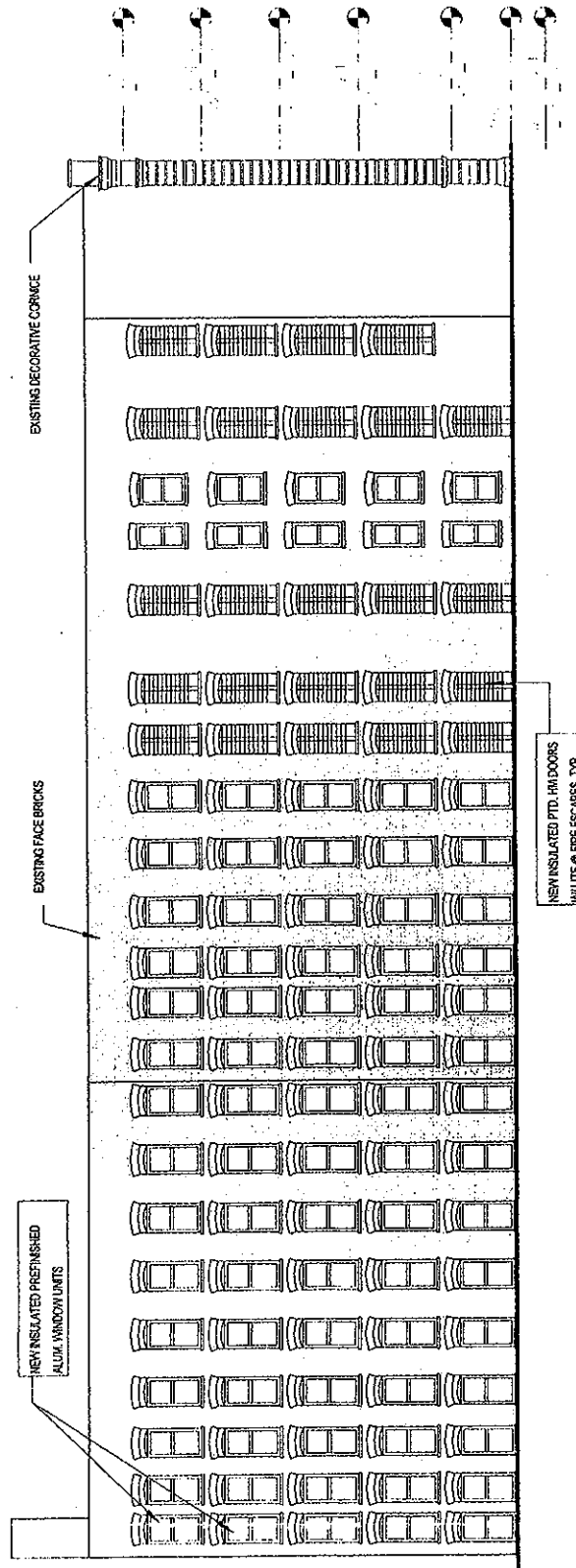
INTRODUCTION DATE: OCTOBER 11, 2017

PLAN COMMISSION DATE: JUNE 21, 2018

ARCHITECT: BOOTH HANSEN

SHEET 10

FINAL FOR PUBLICATION



EAST ELEVATION - MONROE BUILDING

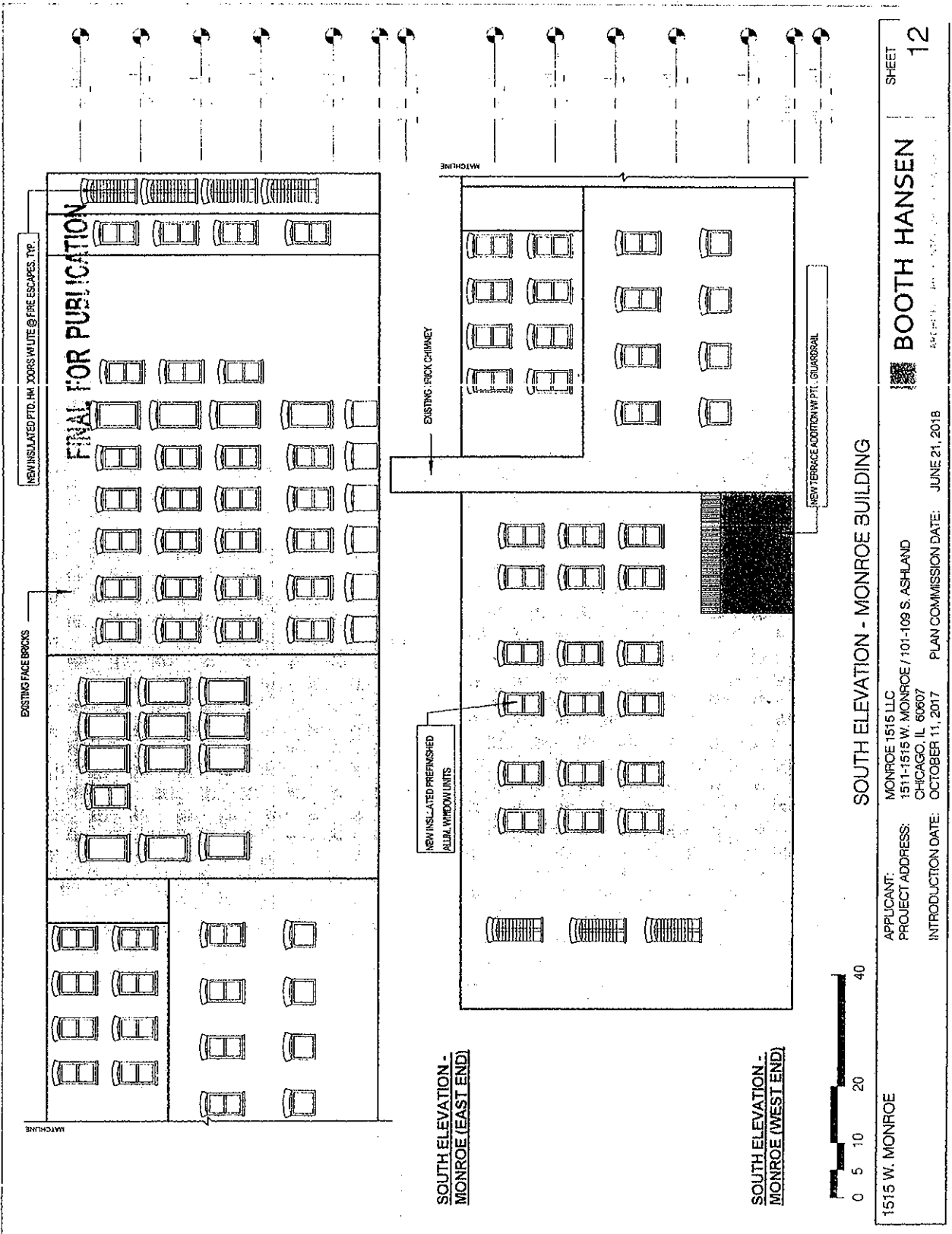
1515 W. MONROE

APPLICANT: MONROE 1515 LLC  
 PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND  
 CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017  
 PLAN COMMISSION DATE: JUNE 21, 2018

**BOOTH HANSEN** ARCHITECTS, P.C.

SHEET **11**



SHEET 12

BOOTH HANSEN

PLAN COMMISSION DATE: JUNE 21, 2018

APPLICANT: MONROE 1515 LLC

PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017

1515 W. MONROE

SOUTH ELEVATION - MONROE BUILDING

West Adams Street; a line 48.05 feet east of and parallel to South Throop Street; a line 60.0 feet south of and parallel to West Adams Street; and South Throop Street,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 2-G.*

(As Amended)

(Application Number 12259)

JPD 773

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-3 General Service District and C2-3 General Commercial District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Monroe Street; South Laflin Street; the alley first south of and parallel to West Monroe Street; the alley first west of and parallel to South Laflin Street; South Adams Street; and South Ashland Avenue,

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

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

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

*Institutional Planned Development Number 773.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately one hundred thirty-eight thousand five hundred fifty-one (138,551) square feet (3.181 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the applicant (The Salvation Army).
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant, its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easement or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant and approval by the City Council.
3. 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 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. The Plan of Development consists of fifteen (15) statements; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan"); and Building Elevations prepared by McBride & Dudley, Architects, dated, January 25, 2001. Reduced copies of the Site/Landscape Plan and the Building Elevations are attached hereto and full-sized copies are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purposes

for approval as a Planned Development.

5. The following uses shall be permitted in the area delineated herein as an Institutional Planned Development:
  - (a) the Harbor Light Center, an existing multi-service agency which provides the following primary services:
    1. medical clinic;
    2. intensive rehabilitation unit;
    3. psychiatric outpatient clinic and intake center;
    4. halfway house;
    5. harbor light residence;
    6. correction and substance abuse treatment program; and
    7. fitness center;
  - (b) the corrections facility, an existing United States Federal Bureau of Prisons community-based pre-release service to inmates;
  - (c) a day care center;
  - (d) an adult rehabilitation center, including a thrift store;
  - (e) administrative offices; and
  - (f) accessory parking and accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs, also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces

Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated an designed for parking for the handicapped.

8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. All improvements on the Property, including the on-site, exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. Trash receptacles shall be stored in the building.
11. Applicant shall establish, as of the date of enactment of this Planned Development, and maintain an exterior comprehensive security plan subject to the approval of the Commissioner of the Department of Planning. Security measures shall monitor the buildings, parking areas and perimeters of the property and shall consist of video cameras, recording equipment and patrol personnel. These measures are to be designed to provide an exterior security plan on a twenty-four (24) hour basis and shall be coordinated with the local police district. To encourage and maintain dialogue with the community, applicant shall establish and regularly convene a community advisory council subject to the approval of the office of alderman of the ward in which the subject property is situated. The council shall consist of representatives of the alderman, the district police commander, local residents, businesses and churches as well as management staff of the applicant. Applicant shall provide, as directed by the Commissioner of the Department of Planning and/or the alderman of the ward, a summary report as to the dates of the meetings of

such council, participants, issues and the resolution of or status of issues considered by such council.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in any energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the property shall revert to that of a B5-3 General Service District.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 52103 through 52108 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 723.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area, 199,089.5 square feet (± 4.57 acres) = Net Site Area, 138,551 square feet (± 3.181 acres) + Area Remaining in Public Right-of-Way, 60,538.5 square feet (± 1.39 acres).

Maximum Permitted  
Floor Area Ratio:

3.0.

Setbacks From Property  
Line:

In substantial conformance with the Site/Landscape Plan.

Maximum Percentage of  
Site Coverage:

In substantial conformance with the Site/Landscape Plan.

Maximum Number of Beds:

430 -- number of beds cannot be administratively increased by the Department of Planning and Development.

Minimum Number of Off-Street Parking Spaces:	120.
Minimum Number of Off-Street Loading Berths:	3.
Maximum Building Height:	In substantial conformance with Building Elevations.

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*Reclassification Of Area Shown On Map Number 2-G.  
(As Amended)  
(Application Number 13150)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

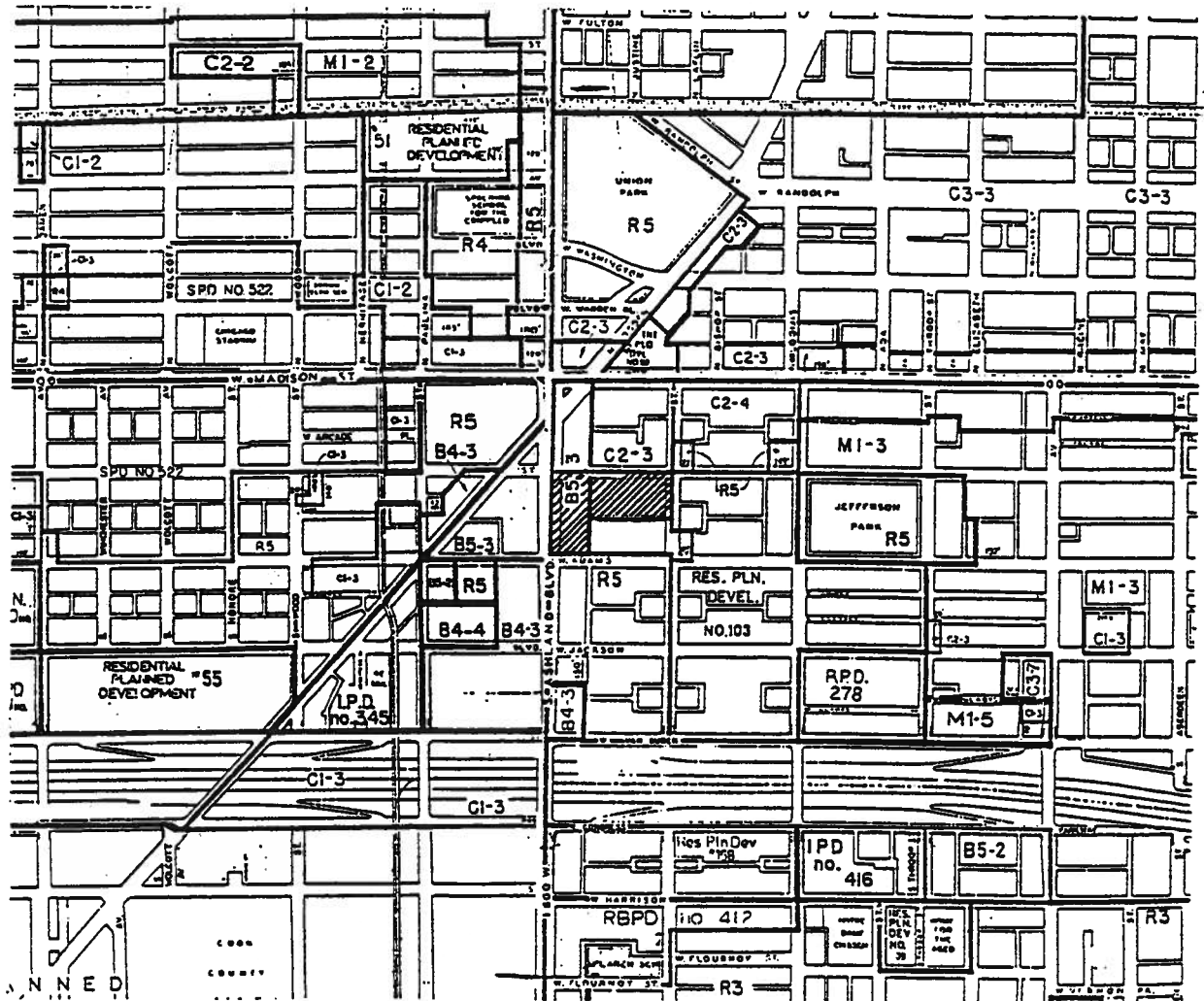
a line 100 feet north of and parallel to West Van Buren Street; South Morgan Street; West Van Buren Street; and the alley next west of and parallel to South Morgan Street,

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described.

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



Existing Zoning Map.

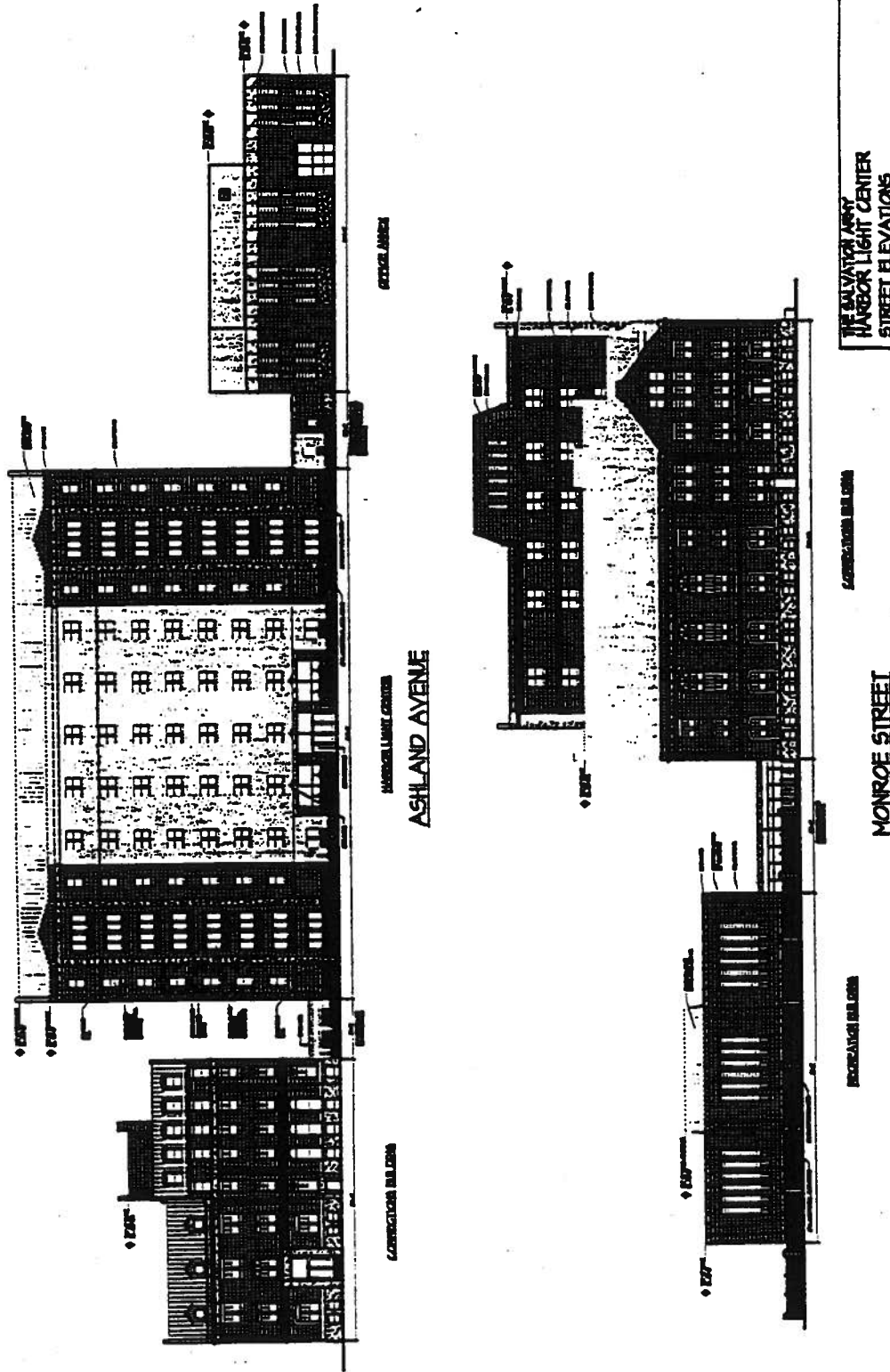


APPLICANT: The Salvation Army  
 ADDRESS: S. Ashland Ave. and W. Monroe St.  
 DATE: December, 1997  
 REVISED DATE:



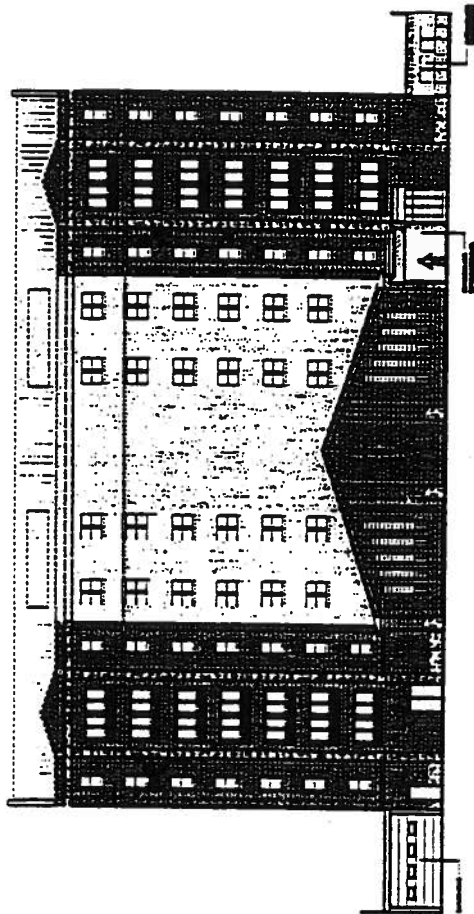


Building Elevations.  
(Page 1 of 2)



THE SALVATION ARMY  
 HARBOR LIGHT CENTER  
 STREET ELEVATIONS  
 PREPARED BY: MORRICE & BUELEY, LTD. JUN 28, 2001  
 APPLICANT: THE SALVATION ARMY  
 ADDRESS: 5 ASHLAND AVE & N. MONROE ST.  
 DATE: DECEMBER 1997

Building Elevations.  
(Page 2 of 2)



HARBOR LIGHT CENTER - EAST ELEVATION



RECREATION BUILDING - EAST ELEVATION

THE SALVATION ARMY  
 HARBOR LIGHT CENTER  
 BUILDING ELEVATIONS  
 PREPARED BY: M. BRUCE & DEEBY, LTD. JAN. 28, 2001  
 APPLICANT: THE SALVATION ARMY  
 ADDRESS: 6 ASHLAND AVE & N. MONROE ST.  
 DATE: DECEMBER 1991