



# City of Chicago



SO2017-7019

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-G at 1501-1555 W Monroe St, 101-139 S Ashland Ave, 100-116 S Laffin St and 1542-1554 W Adams St - App No. 19378
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# FINAL FOR PUBLICATION

## SUBSTITUTE ORDINANCE

### 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 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 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 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.

**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 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 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.

Address: 1501-1555 West Monroe / 101-139 South Ashland / 100-116 South Laflin / 1542-1554 West Adams Chicago, Illinois

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 773, AS 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 title holders 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 title holder 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 & landscaping

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Address: 1511-1555 West Monroe / 101-109 South Ashland  
Introduced: October 11, 2017  
Plan Commission: June 21, 2018

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 a Planned Development 773: Dwelling Units located above the ground floor; Multi-Unit Residential; Cultural Exhibits and Libraries; Animal Services (excluding shelter/boarding 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-Premise 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-Premise 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

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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 (PD) gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The PD 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 designated 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 title holders 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

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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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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 forgoing, 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 ("PD"), 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 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% 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% 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% 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

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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% 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% or 100% 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 (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 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	95,808
Area of Public Rights-of-Way (sf):	26,646
Net Site Area (sf):	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

\* 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](mailto: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

Developer/Project Manager

Date

3-23-2018 - off-site details must be finalized and approved before building permit



AFFORDABLE REQUIREMENTS ORDINANCE

## 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

Number To: N/A

Direction: W

Street name: Monroe

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

**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

Project Name  
1315 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 as rentals (Near Normal only)?  
Anticipated average psf rent/price?  
Total Units in Project

260	Will First Units be on-site or off-site?	(if off-site, what is address?)	n/a
26	Additional Units be on-site or off-site?	(if off-site, what is address?)	tbl
25	Additional Units (20% of total, less number of First Units)		

All projects with proposed ABO units must complete this tab

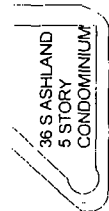
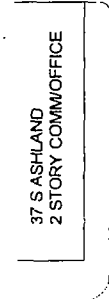
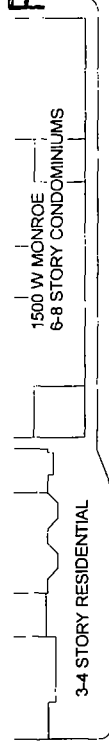
Summary				First ABO Units				Additional ABO Units				
unit type	how many?	% of total	avg. square footage	unit type	how many?	% of total	avg. square footage	unit type	how many?	% of total	avg. square footage	affordable v. market square footage*
studio	92	44%	348	studio	122	59%	505	studio	9	35%	361	104%
one-bed	122	59%	505	one-bed	13	50%	468	one-bed	11	42%	468	93%

\*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 square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

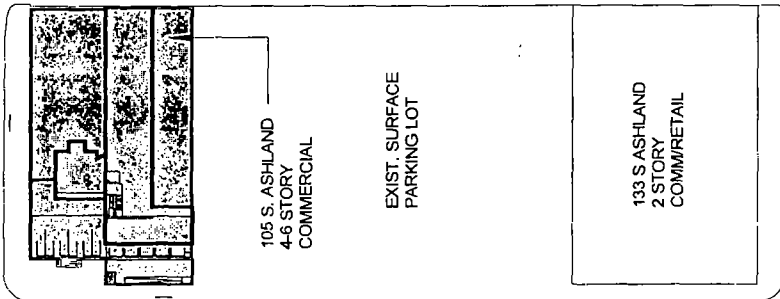
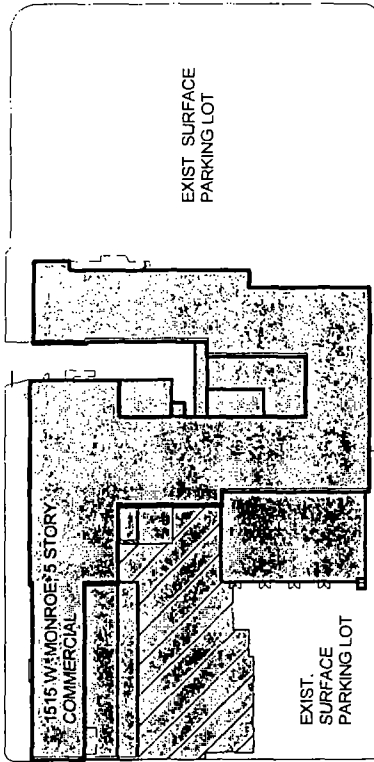
+6 off-site  
with de fails to follow

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	Available to all renters in all units	Available to all renters in all units	Available to all renters in all units
Laundry	In all units	In all units	In all units
Appliances			
Refrigerator	TBD - same package for all units	TBD - same package for all units	TBD - same package for all units
Ice Maker	TBD - only in select units based on site	TBD - only in select units based on site	TBD - only in select units based on site
Dishwasher	TBD - same package for all units based on site	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
Range/Energy Star/Model/Color	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 per unit	Full bath per unit	Full bath per unit
Half bath? Full bath?			
Kitchen countertops	Solid surface	Solid surface	Solid surface
Flooring material	TBD - same spec for all units	TBD - same spec for all units	TBD - same spec for all units
HVAC	VRF	VRF	VRF
Other			

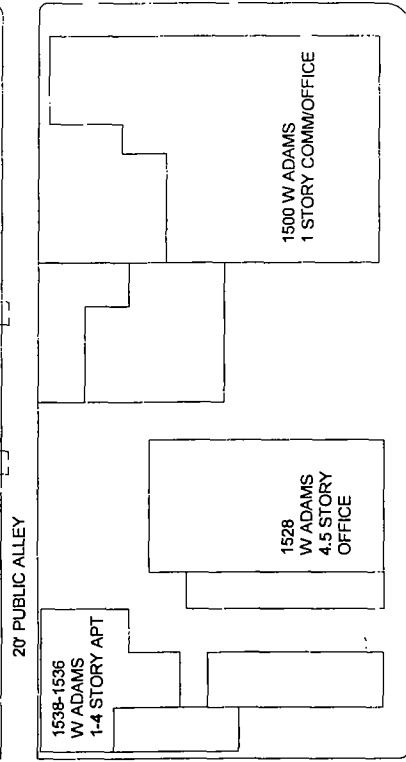
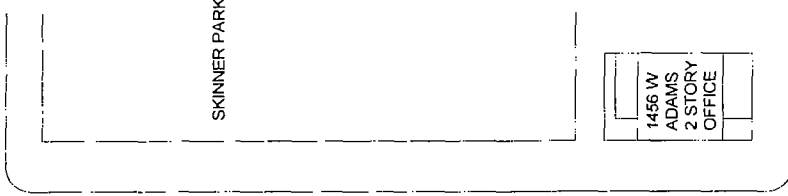
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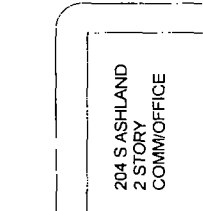
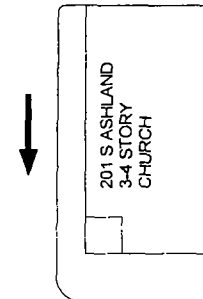
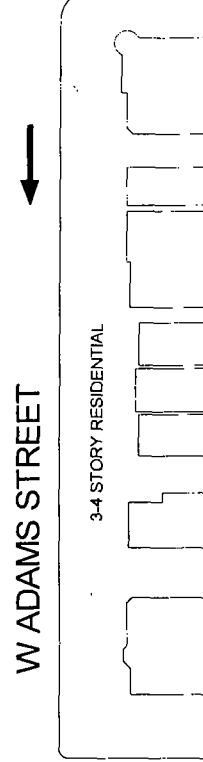
W. MONROE STREET



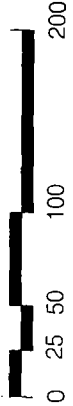
S LAFLIN STREET



W ADAMS STREET



WHITNEY YOUNG HIGH SCHOOL



EXISTING LAND USE MAP

1515 W. MONROE

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

BOOTH HANSEN

ARCHITECTURE • INTERIORS • PLANNING

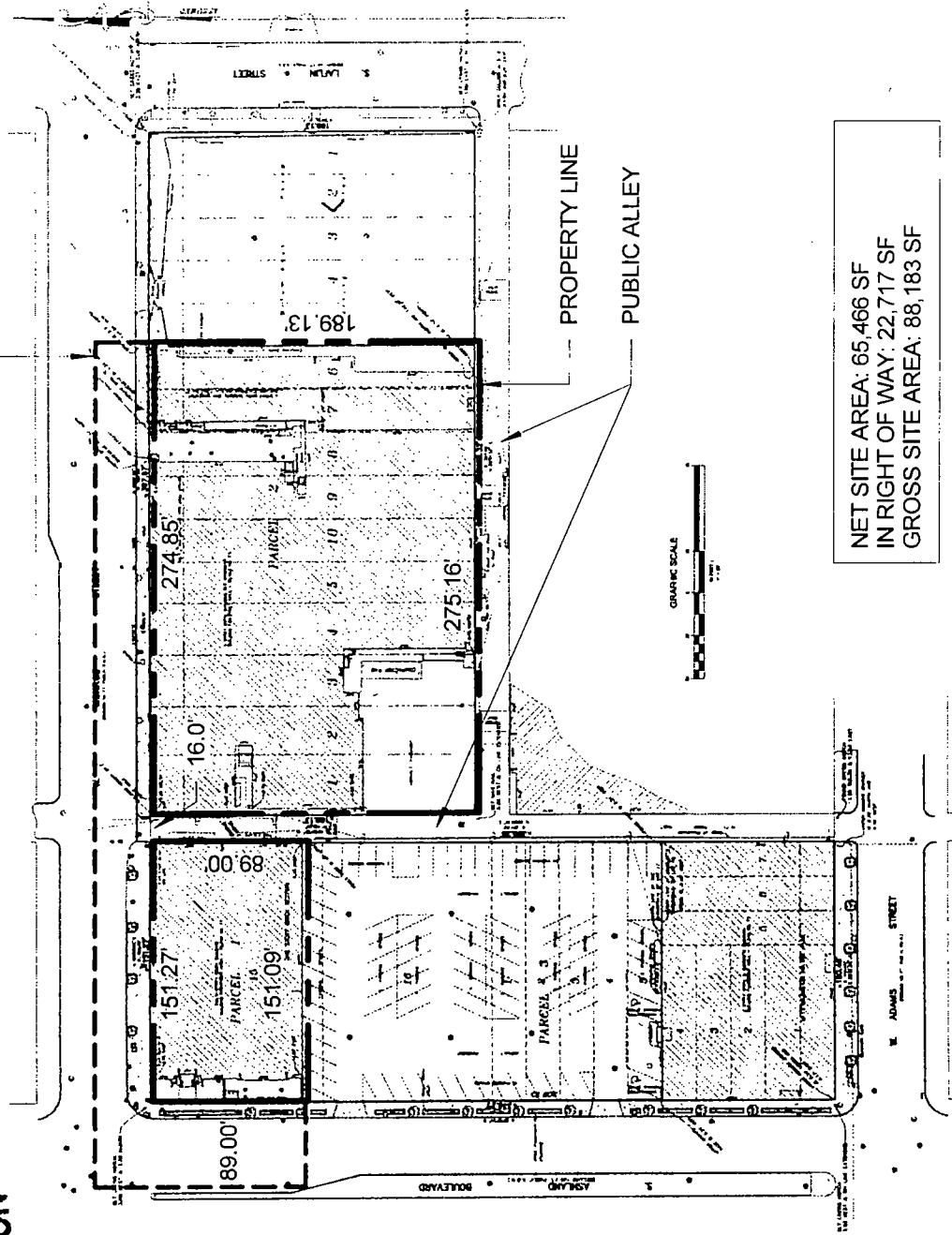
INTRODUCTION DATE: OCTOBER 11, 2017  
PLAN COMMISSION DATE: JUNE 21, 2018

SHEET

01

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RIGHT OF WAY BOUNDARY



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 / 101-109 S. ASHLAND  
CHICAGO, IL 60607

INTRODUCTION DATE: OCTOBER 11, 2017

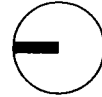
PLAN COMMISSION DATE: JUNE 21, 2018

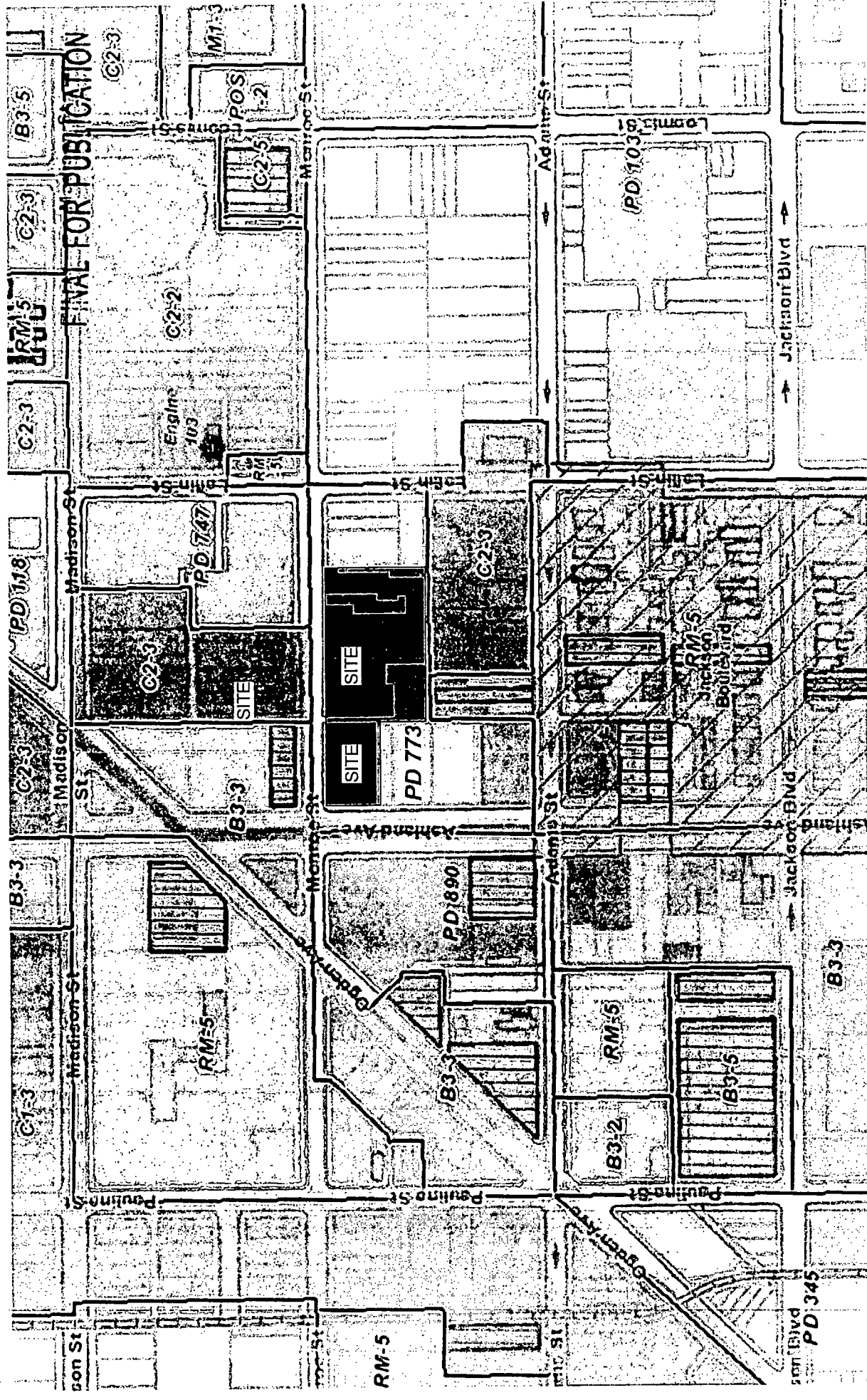


**BOOTH HANSEN**  
ARCHITECTURE • INTERIORS • PLANNING

SHEET

02





EXISTING ZONING MAP

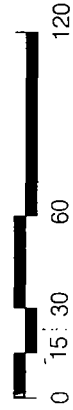
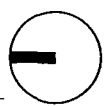
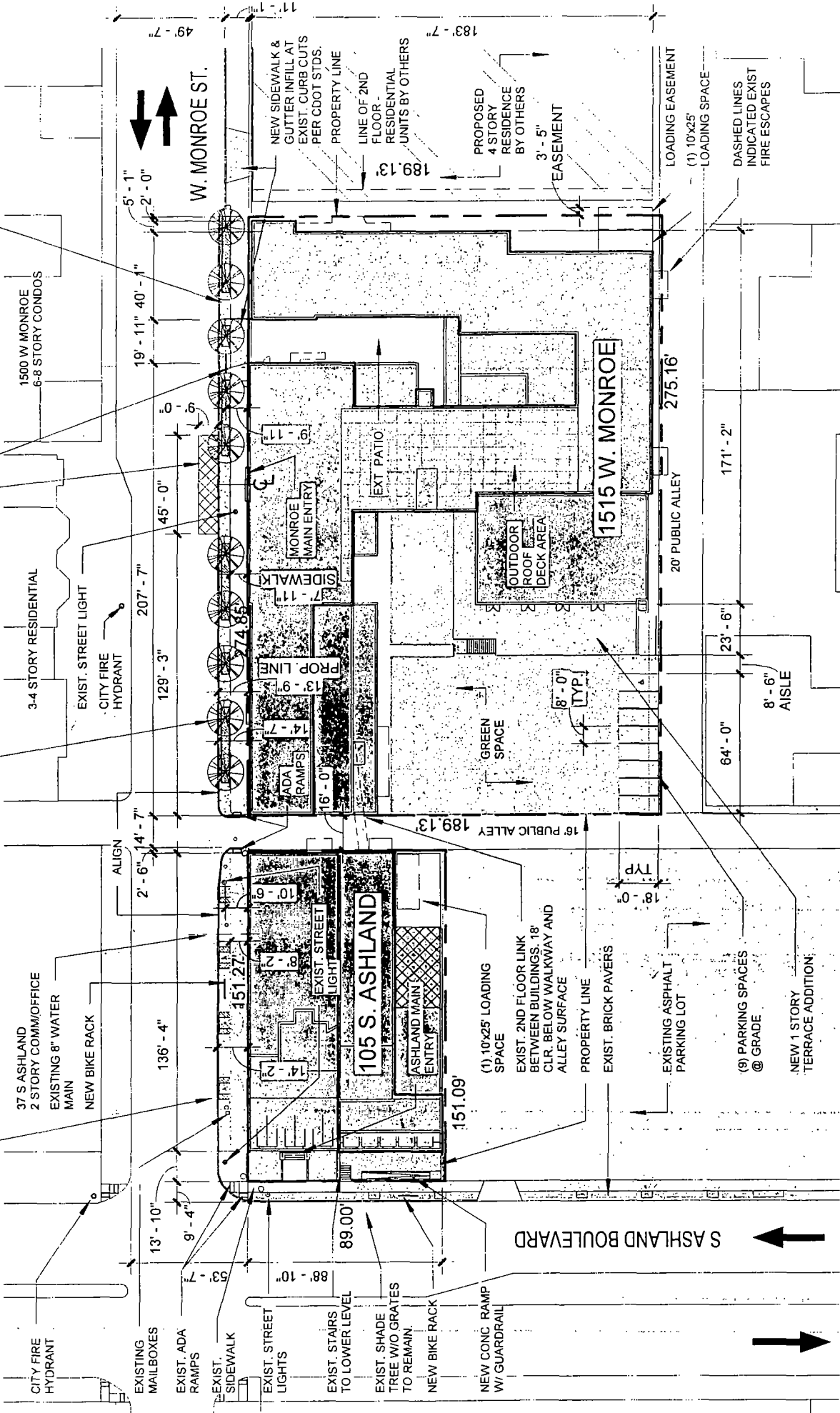
**FINAL FOR PUBLICATION**

(4) EXIST. SHADE TREES W/ 5'x5' SIDEWALK OPENINGS NO EXISTING GRATES ARE PRESENT.

STREETSCAPE EAST OF N/S/ ALLEY (10) NEW 4" MIN. CALIPER "BUREAU OF FORESTRY" APPROVED TREES W/ FLUSH AT-GRADE PLANTERS, TYP.

"PROPOSED 15-MINUTE STANDING ZONE" (9'x45') NEW BIKE RACK CENTERED BETWEEN TREES

HATCHED AREA INDICATES PROPOSED NORTHWARD EXPANSION OF SIDEWALK PER CDOT COMMENTS



**SITE PLAN**

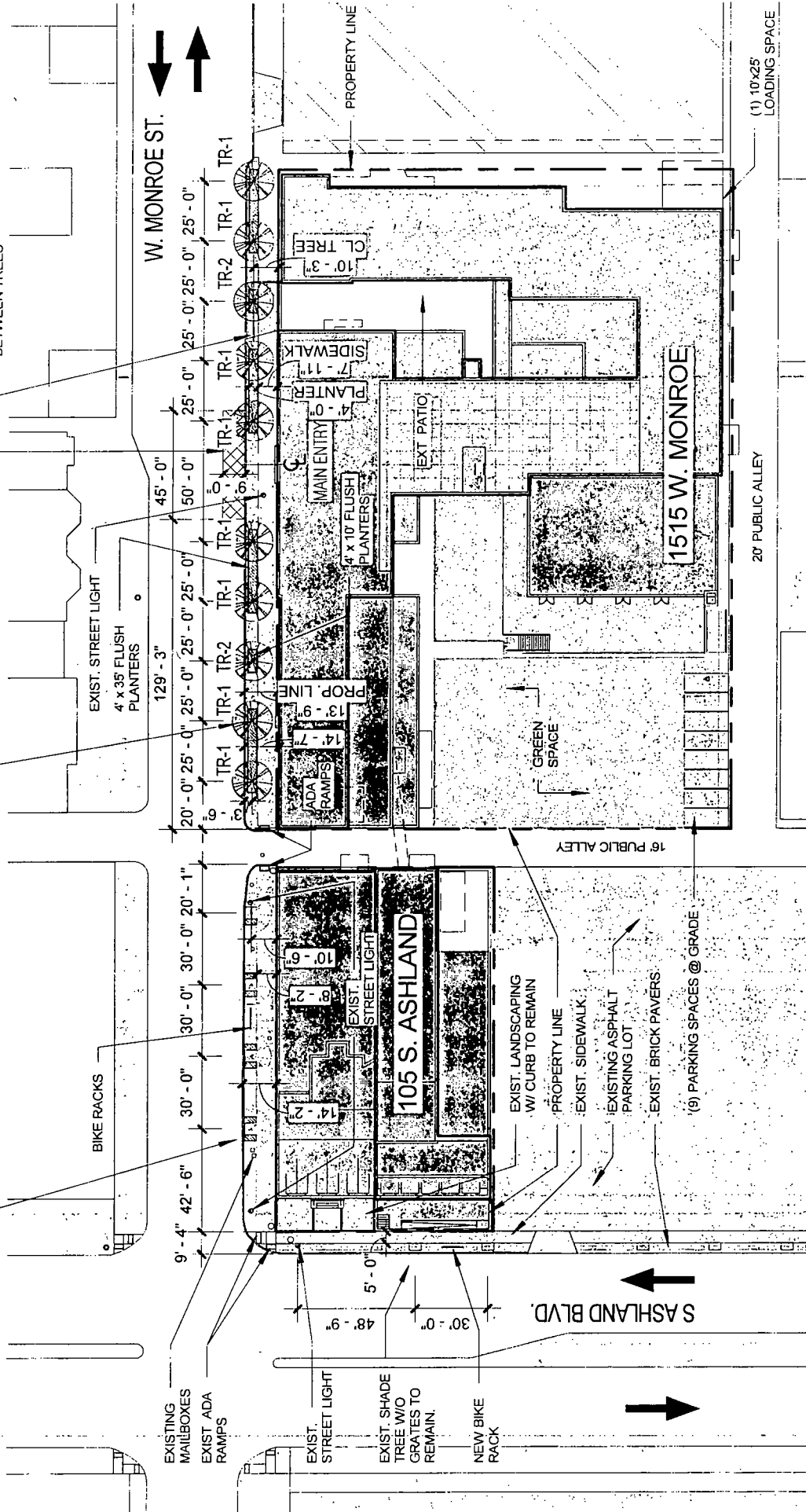


# FINAL FOR PUBLICATION

(4) EXIST. SHADE TREES W/ 5'x5' SIDEWALK OPENINGS TO BE MODIFIED TO 5'x10' OPENINGS. NO EXISTING GRATES ARE PRESENT.

STREETSCAPE EAST OF N/S ALLEY (10) NEW 4" MIN. CALIPER "BUREAU OF FORESTRY" APPROVED TREES W/ FLUSH AT-GRADE PLANTERS, TYP. REFER TO LEGEND FOR SPECIES

"PROPOSED 15-MINUTE STANDING ZONE" (9'x45') BIKE RACKS CENTERED BETWEEN TREES



## LANDSCAPE PLAN

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

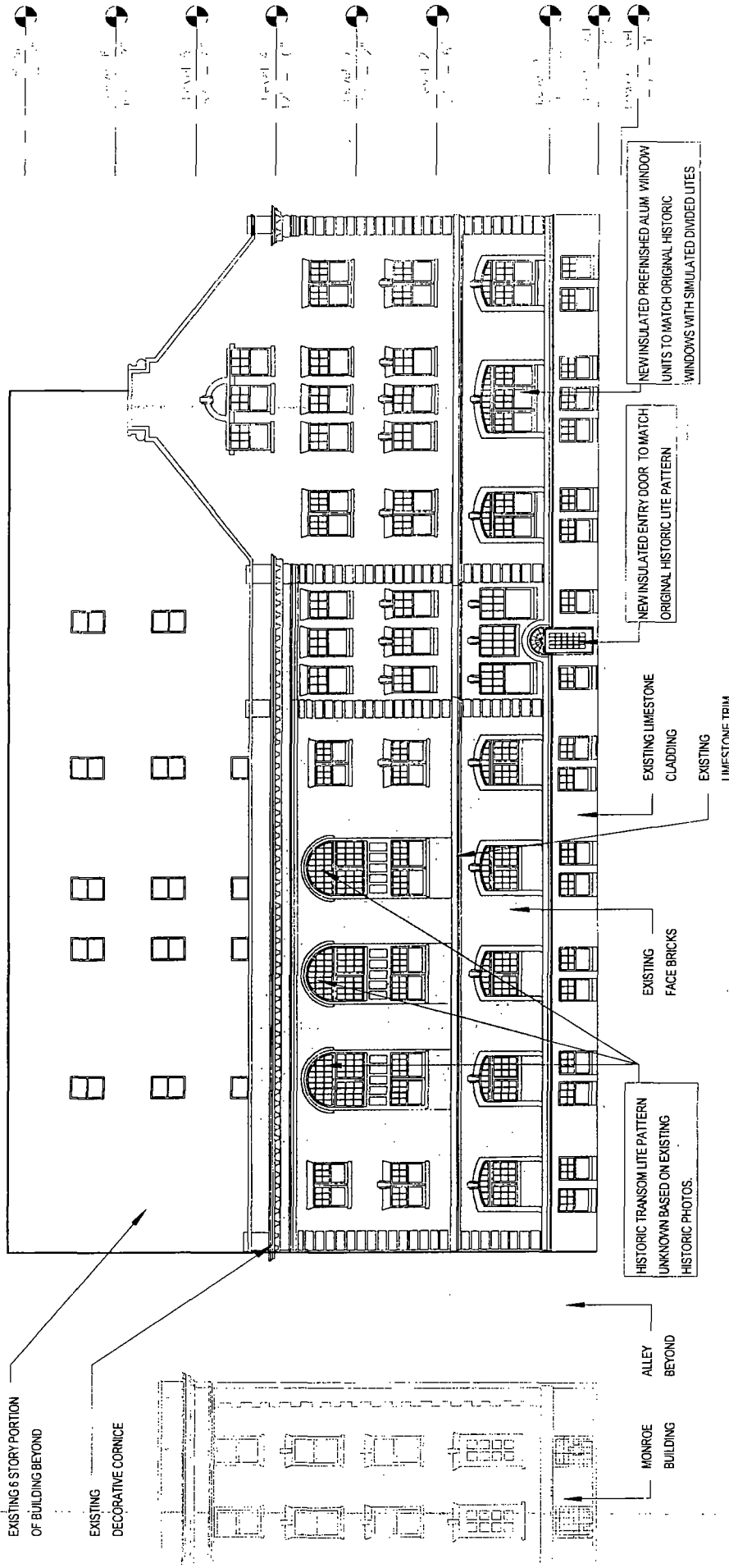
ARCHITECTURE + INTERIORS + EXTERIORS

**BOOTH HANSEN**

SHEET

05

FINAL FOR PUBLICATION



EXISTING 6 STORY PORTION OF BUILDING BEYOND

EXISTING DECORATIVE CORNICE

HISTORIC TRANSOM LITE PATTERN UNKNOWN BASED ON EXISTING HISTORIC PHOTOS.

EXISTING FACE BRICKS

EXISTING LIMESTONE CLADDING

EXISTING LIMESTONE TRIM

NEW INSULATED ENTRY DOOR TO MATCH ORIGINAL HISTORIC LITE PATTERN

NEW INSULATED PREFINISHED ALUM WINDOW UNITS TO MATCH ORIGINAL HISTORIC WINDOWS WITH SIMULATED DIVIDED LITES

MONROE BUILDING

ALLEY BEYOND



NORTH 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

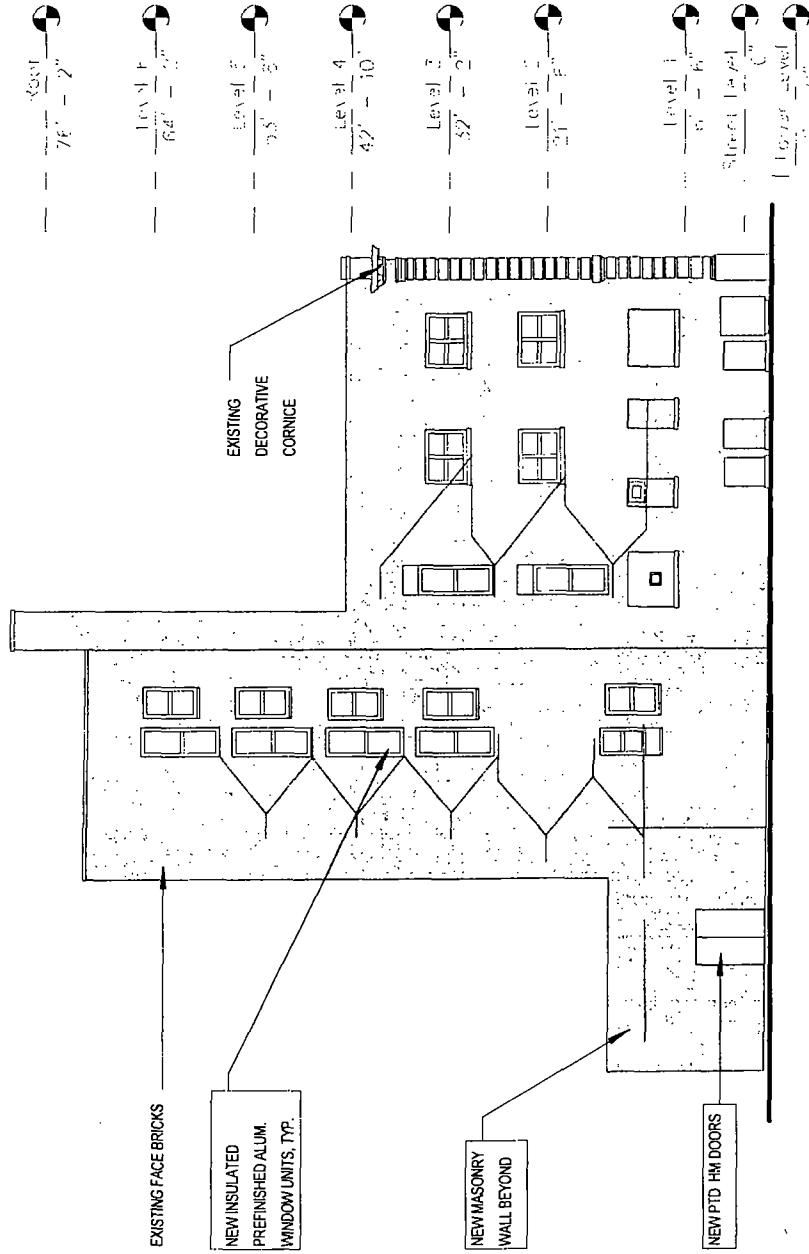


BOOTH HANSEN ARCHITECTURE + INTERIORS + PLANNING

SHEET

06

FINAL FOR PUBLICATION



EAST ELEVATION - ASHLAND BUILDING

1515 W. MONROE

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



BOOTH HANSEN

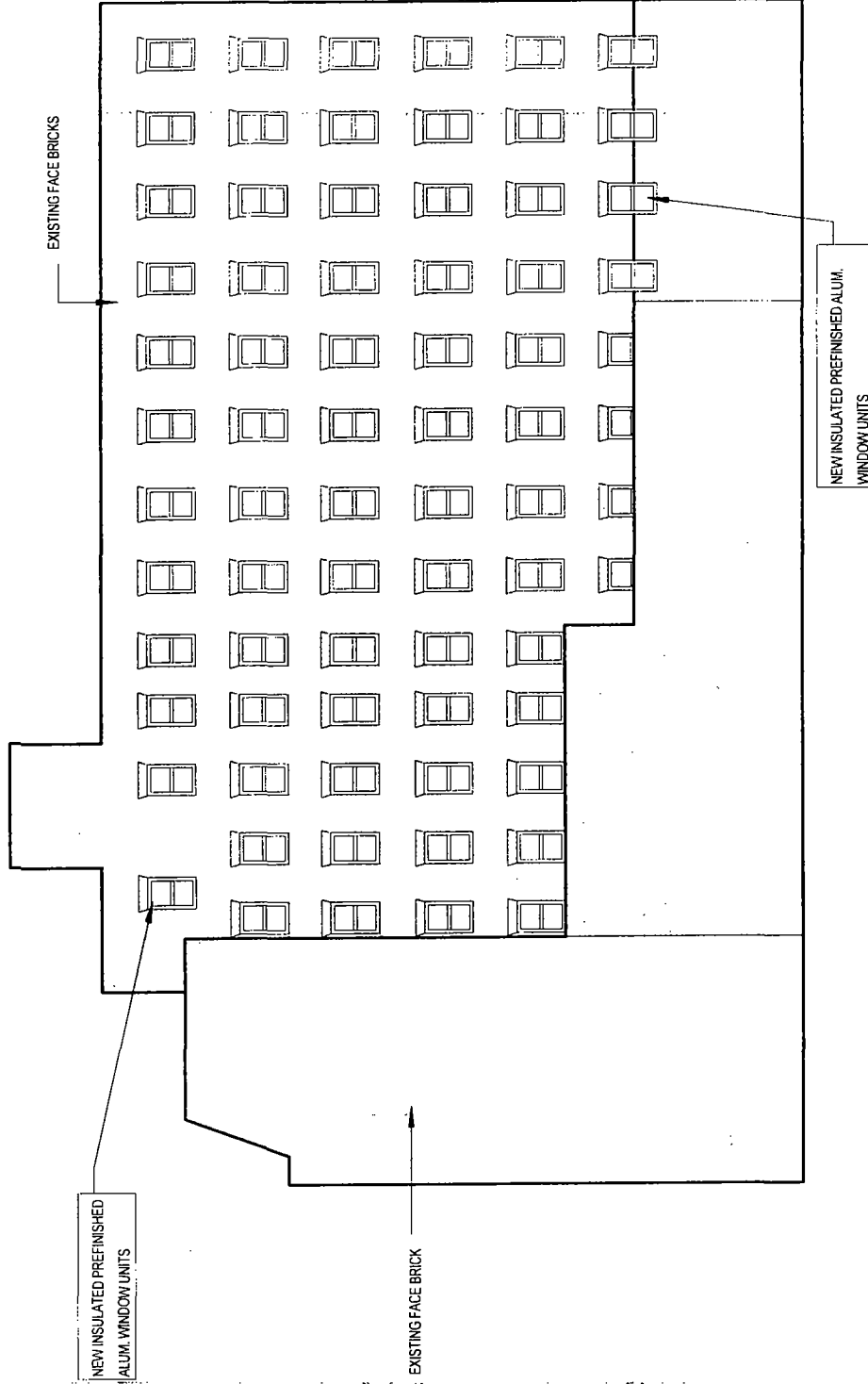
ARCHITECTURE • INTERIORS • PLANNING

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

SHEET

07

FINAL FOR PUBLICATION



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

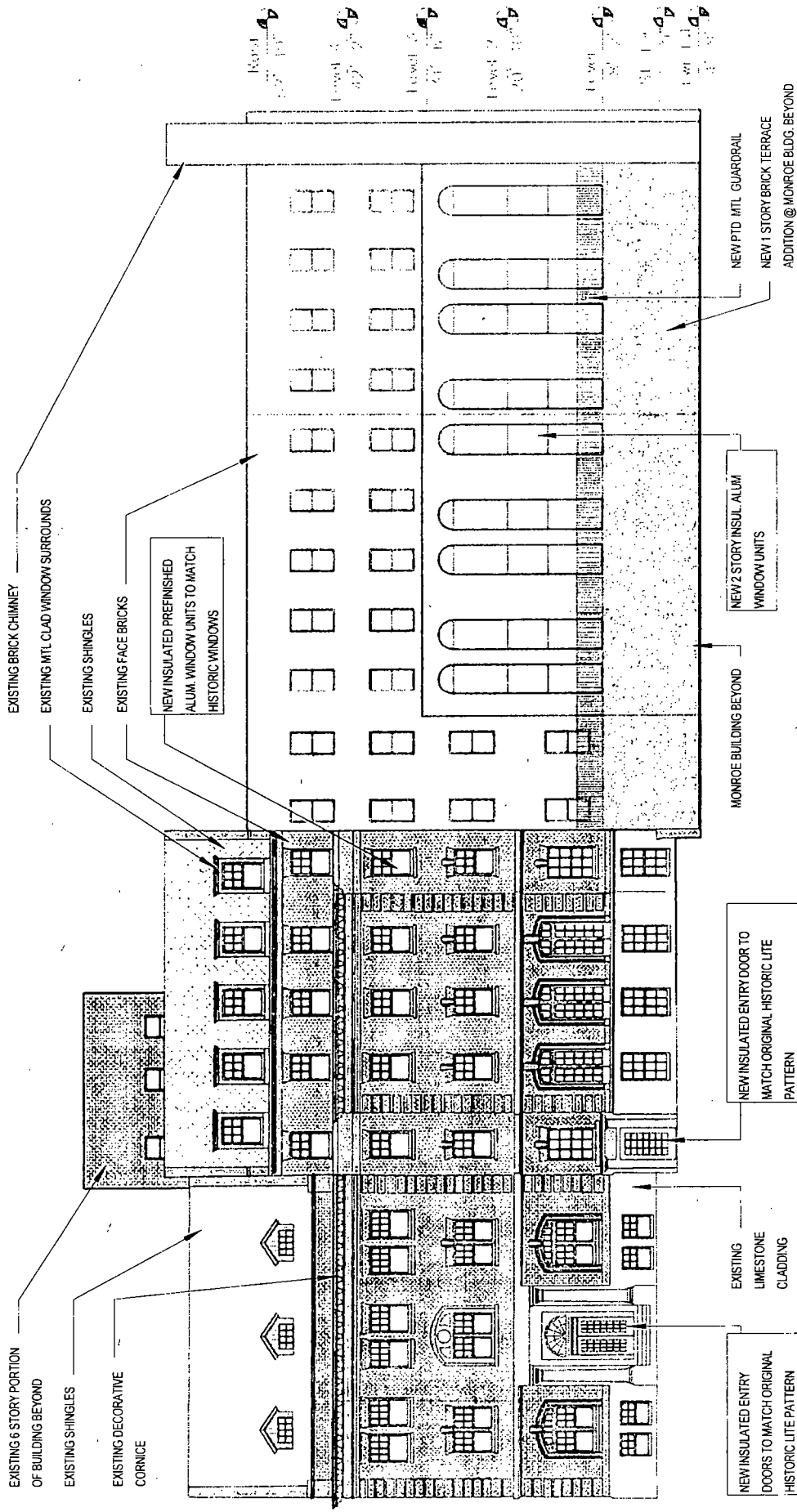


**BOOTH HANSEN**  
ARCHITECTURE • INTERIORS • PLANNING

SHEET

08

# FINAL FOR PUBLICATION



## WEST ELEVATION

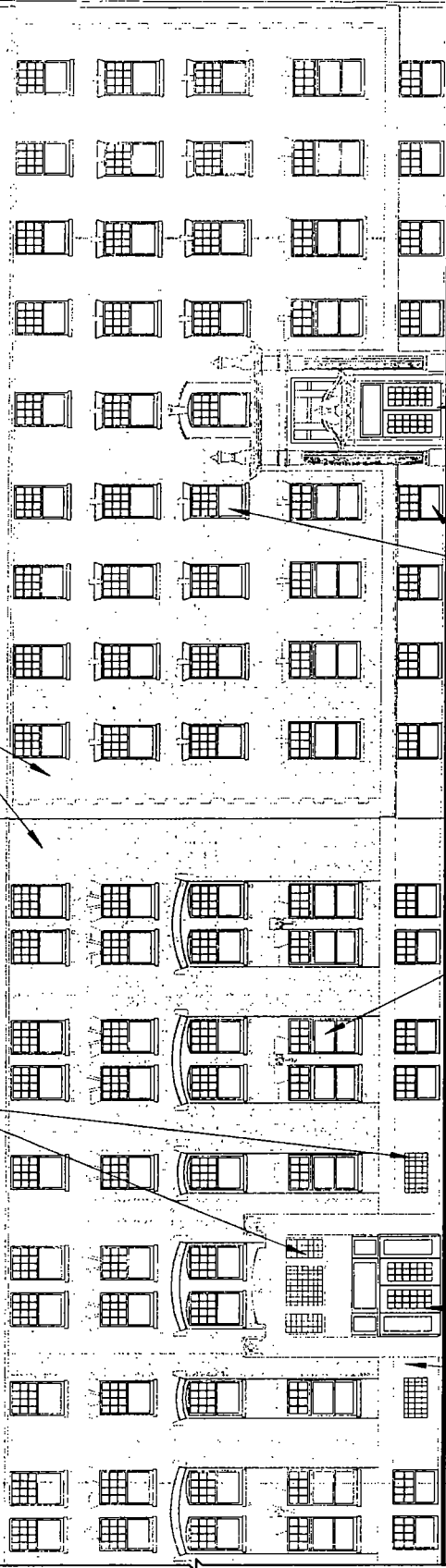


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EXISTING FACE BRICKS

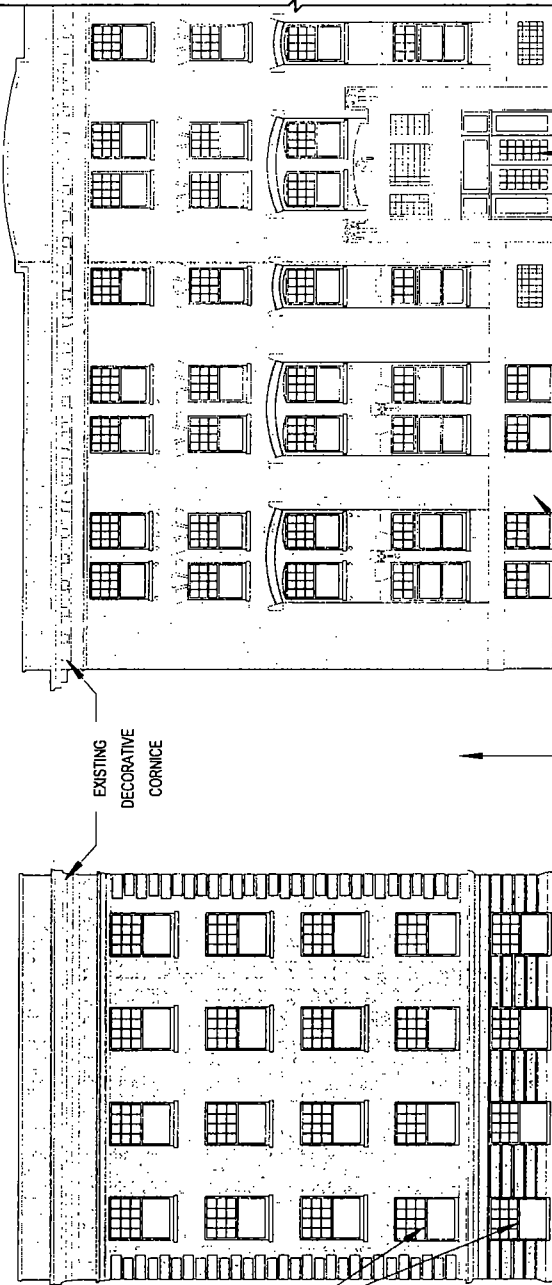
EXISTING GLASS BLOCK TO REMAIN

MATCHLINE



**NORTH ELEVATION -  
MONROE (WEST END)**

MATCHLINE



**NORTH ELEVATION -  
MONROE (EAST END)**

EXISTING LIMESTONE CLADDING

EXISTING PLAZA OPEN SPACE

EXISTING DECORATIVE CORNICE

NEW INSULATED ENTRY DOORS, SIDELITES, & TRANSOM TO MATCH ORIGINAL HISTORIC LITE PATTERN

NEW INSULATED PREFINISHED ALUM. WINDOW UNITS TO MATCH ORIGINAL HISTORIC WINDOWS WITH SIMULATED DIVIDED LITES



**NORTH ELEVATION - MONROE BUILDING**

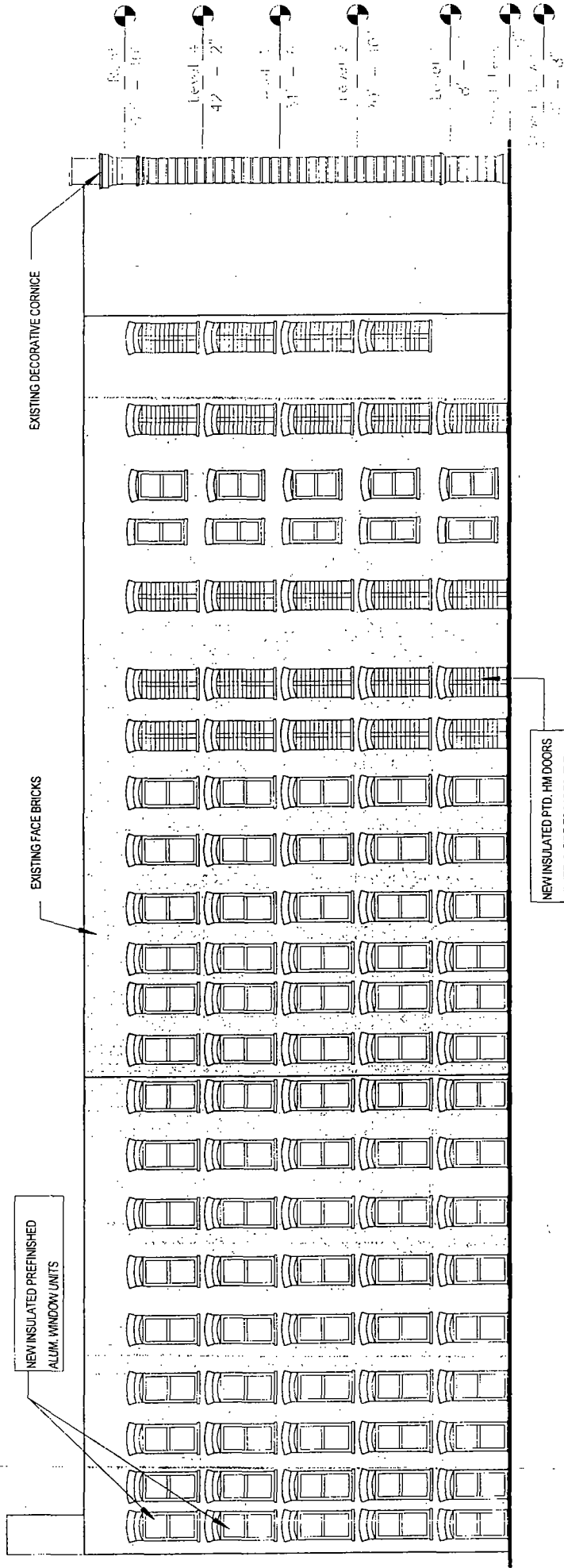
1515 W. MONROE

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

BOOTH HANSEN  
ARCHITECTURE • INTERIORS • PLANNING

FINAL FOR PUBLICATION



EAST ELEVATION - MONROE BUILDING

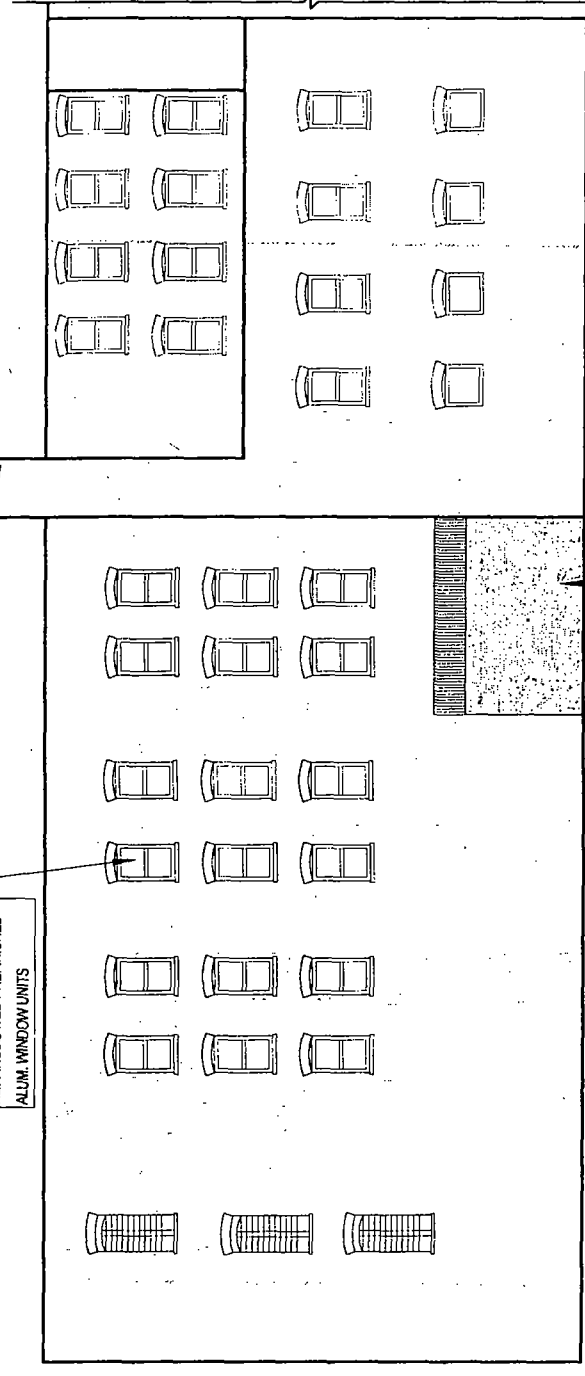
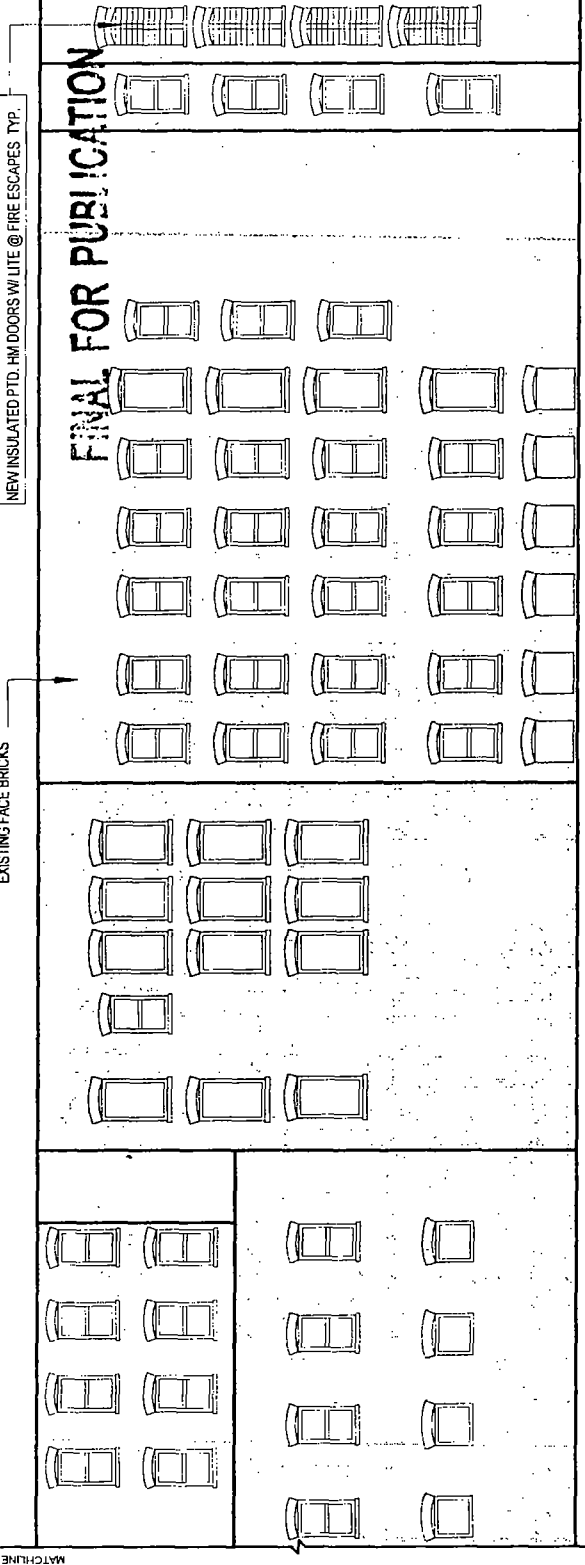
1515 W. MONROE

APPLICANT:  
PROJECT ADDRESS:  
INTRODUCTION DATE:

MONROE 1515 LLC  
1511-1515 W. MONROE / 101-109 S. ASHLAND  
CHICAGO, IL 60607  
OCTOBER 11, 2017

PLAN COMMISSION DATE: JUNE 21, 2018

BOOTH HANSEN  
ARCHITECTURE • INTERIOR • PLANNING



**SOUTH ELEVATION -  
MONROE (EAST END)**

**SOUTH ELEVATION -  
MONROE (WEST END)**



**SOUTH ELEVATION - MONROE BUILDING**

1515 W. MONROE

APPLICANT: MONROE 1515 LLC

PROJECT ADDRESS: 1511-1515 W. MONROE / 101-109 S. ASHLAND

INTRODUCTION DATE: OCTOBER 11, 2017

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ARCHITECTURE • INTERIORS • PLANNING

**BOOTH HANSEN**

SHEET **12**

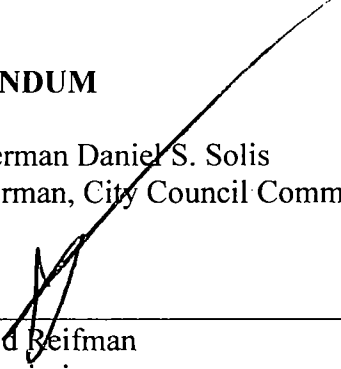




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Commissioner  
Department of Planning and Development

Date: June 21, 2018

Re: Proposed Planned Development Amendment (1511-15 W. Monroe St. & 101-09 S. Ashland Ave.)

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On June 21, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development amendment submitted by the Applicant, Monroe 1515 LLC. The project involves the rehabilitation and reuse of the existing buildings at 1511-15 W. Monroe St. & 101-09 S. Ashland Ave. to include 260 residential units. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

Cc: PD Master File (Original PD, copy of memo)

FINAL TO CLERK

19378