



City of Chicago



SO2021-1954

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-F at 601 W Monroe St - App No. 20703
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR
PUBLICATION**

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

West Monroe Street; South Jefferson Street; a line 199.07 feet south of and parallel to West Monroe Street; and South Des Plaines Street

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Address: 601 W. Monroe, Chicago, IL

EAST1181237725.6

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“Planned Development”) consists of approximately 63,168 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). Jamal Properties (601 W. Monroe) Inc. is the owner of the Property and the “Applicant” for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

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

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

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

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

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Plan Commission: August 26, 2021

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- Parkway & landscaping

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

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

- Southbound lagging protected phase at Desplaines and Monroe.
 - Northbound lagging protected phase at Jefferson and Madison.
4. This Planned Development consists of these 19 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by SCB and dated August 26, 2021 (the "Plans"): an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Sub Area Map; an Existing Zoning Map; a Site Plan, Landscape and Ground Floor Plan; a Ph 1 Site Plan, Landscape and Ground Floor Plan; a Site, Landscape, and Rooftop Plan; Building Elevations (North, South, East and West; Phase 1 and Overall); Axons (Northwest, Northeast, Southeast, Southwest, Phase 1 and Overall); System Sheets (Base of Building, Garage Cladding; Wall System 1 and 1&2 and Rooftop Deck). The Planned Development also consists of an Affordable Housing Profile, attached hereto. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
 5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Dwelling Units Above the Ground Floor; Office; Animal Services (excluding overnight boarding and kennels and stables); Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (all); Financial Services (excluding payday loan and pawn shops); Schools (subject to site plan approval per Statement 17); Day Care (subject to site plan approval per Statement 17); Food and Beverage Retail Sales; Medical Service; Personal Service; General Retail Sales; Participant Sports and Recreation (excluding Entertainment Cabaret, Outdoor, Children's Play Center and Shooting Range Facility); Artisan Manufacturing, Production and Industrial Services (only as an accessory use to a principal retail use); Co-located Wireless Communication Facilities, accessory parking, and incidental and accessory uses.
 6. On-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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 63,168 square feet.

The Applicant acknowledges that the project has received a bonus FAR of 3.74, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 15.75. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% 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 foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the rezoning of the Property from DC-12 Downtown Core District to this Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential

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housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 1,053 units. As a result, the Applicant's affordable housing obligation is 105 ARO units (10% of 1,053 rounded down), 26 of which are Required Units (25% of 105, rounded down). Applicant has agreed to satisfy its affordable housing obligation by (a) providing the 26 Required Units on-site in the proposed residential development and (b) making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per unit, \$14,847,181 in total, as adjusted in accordance with Section 2-44-080 ("Cash Payment") in lieu of the development of the remaining 79 ARO units, as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and the Department may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

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

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

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned floor plans;
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the site, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks;
- an updated traffic study;
- Off-street parking requirement determination information pursuant to Section 17-10-0207-E of the Chicago Zoning Ordinance including description of the property; maximum number of employees on any one shift; description of clients; the age break-down and number of infants, toddlers, two-year olds, three to four-year olds, pre-school & school aged for the day-care use; other uses in the building; anticipated number of clients; seating capacity; days and hours of operation; proximity to public transportation; number of any existing off-street parking spaces on-site; proposed pick-up and drop-off plans; and,
- approvals from CDOT, MOPD, and Fire.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

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

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

Gross Site Area (sf):	92,115
Area of Public Rights-of-Way (sf):	28,947
Net Site Area (sf):	63,168
Subarea A:	49,215
Subarea B:	13,953
Maximum Floor Area Ratio:	15.74
Subarea A:	11.40
Subarea B:	30.90
Maximum Number of Dwelling Units:	1,053
Subarea A:	537
Subarea B:	516
Minimum Accessory Off-Street Parking Spaces:	430
Subarea A:	400
Subarea B:	30
Minimum Off-Street Loading Spaces (all to be provided in phase 1):	7
Residential:	5 (10'x 25')
Retail:	2 (10'x 50')
Minimum Number of Bicycle Parking Spaces:	385
Subarea A:	385
Subarea B:	0

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ARO Affordable Housing Profile Form (AHP)

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

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

Date: 6-18-2021

DEVELOPMENT INFORMATION

Development Name: 601 W Monroe

Development Address: 601 W Monroe, Chicago, IL. 60661

Zoning Application Number, if applicable: NA

Ward: 42

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

Emily Thrun

Type of City Involvement

check all that apply

City Land

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 Pacific Reach Properties Development

Developer Contact Mark Marshall

Developer Address 1818-701 W Georgia Street, Vancouver, BC V7Y1C6

Email mmarshall@pacificreach.com

Developer Phone 604-209-0697

Attorney Name Richard F. Klawiter

Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin Q2 2024

Estimated date of building permit* Q1 2022

Estimated date ARO units will be complete Q2 2024

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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

Mark Marshall

6-18-2021

Developer or their agent

Date

July 8, 2021

Justin Root or Denise Roman, DOH

Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



ARO WellForm

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Applicant Contact Information

Name: Mark Marshall
Email: mmarshall@pacificreach.com

Development Information

Are you re-zoning to downtown? No
Is your project subject to the ARO Pilots? 201 ARO REQUIREMENTS APPLY

Address

Submitted Date: 06/18/2021

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

Development Name

601 W Monroe

Information

Ward: 42 ARO Zone: Downtown

Details

ARO trigger: Downtown Planned Development
Total units: 10
Development type: Rent
TSL Project: TSL or FAR doesn't exceed 3.0
Submitted date: 06/18/2021

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Requirements

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

How do you intend to meet your required obligation

On-Site: 26 Off-Site: 0

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

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

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All projects with proposed ARO units must complete this tab

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

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

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

ARO UNIT LOCATIONS (PAGE 2 OF 2)

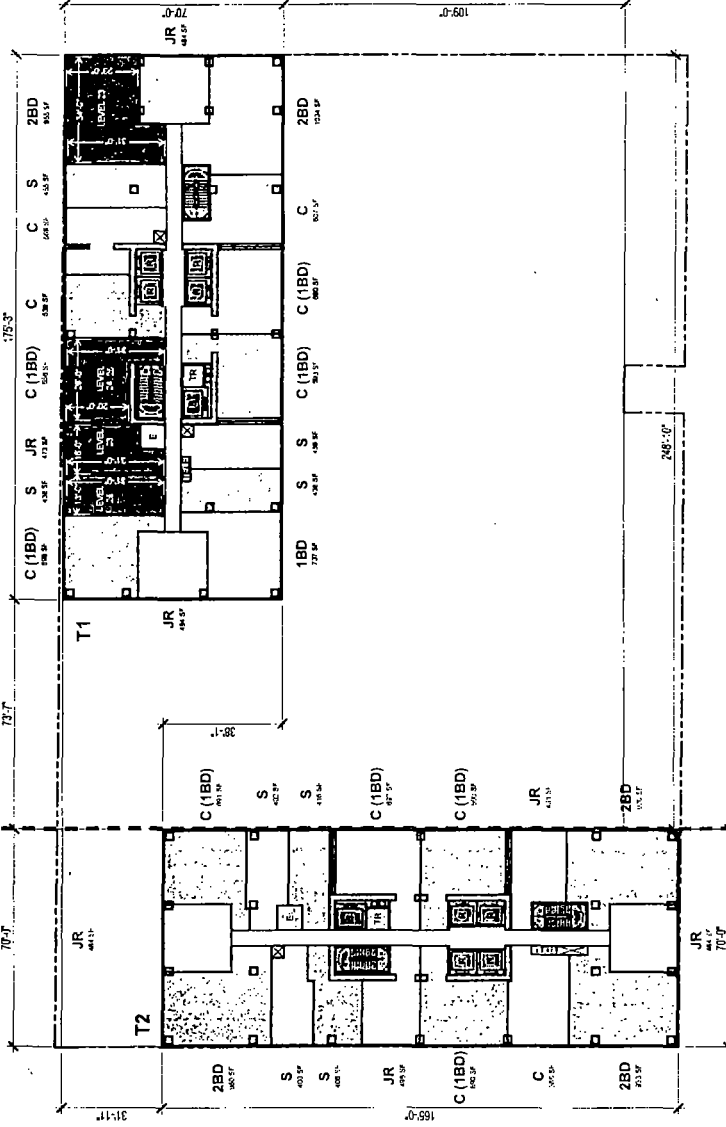
ALL UNIT LOCATIONS		11 UNIT(S)	11 UNIT(S)	11 UNIT(S)	11 UNIT(S)
11 Unit	4	2	4	1	1
2 Bed	1	2	4	1	1
3 Bed	0	2	4	2	2
4 Bed	2	2	6	2	2
Total	11	5	11	6	6

17-18 UNITS/FLOOR

PHASE II | PHASE I

T2

T1



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PACIFIC REACH

601 West Monroe | 06.17.2021 | 2020039

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Maximum Building Height

Tower 1 – Building 490'-0"

Tower 1 – Screen Wall 535'-0"

Tower 2 – Building 420'-0"

Tower 2 – Screen Wall 465'-0"

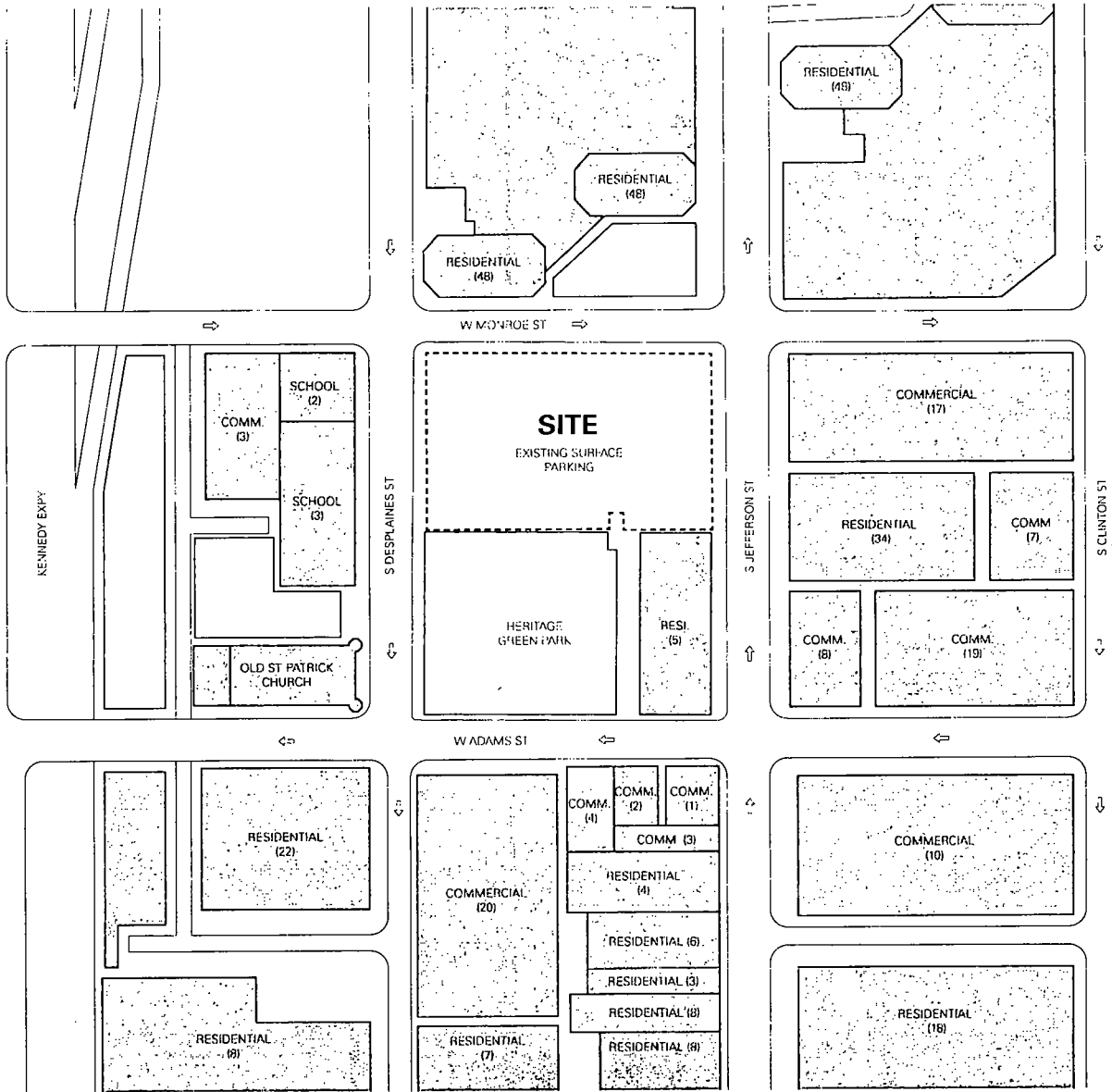
Minimum Setbacks

In conformance with the Plans

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Address: 601 W. Monroe, Chicago, IL
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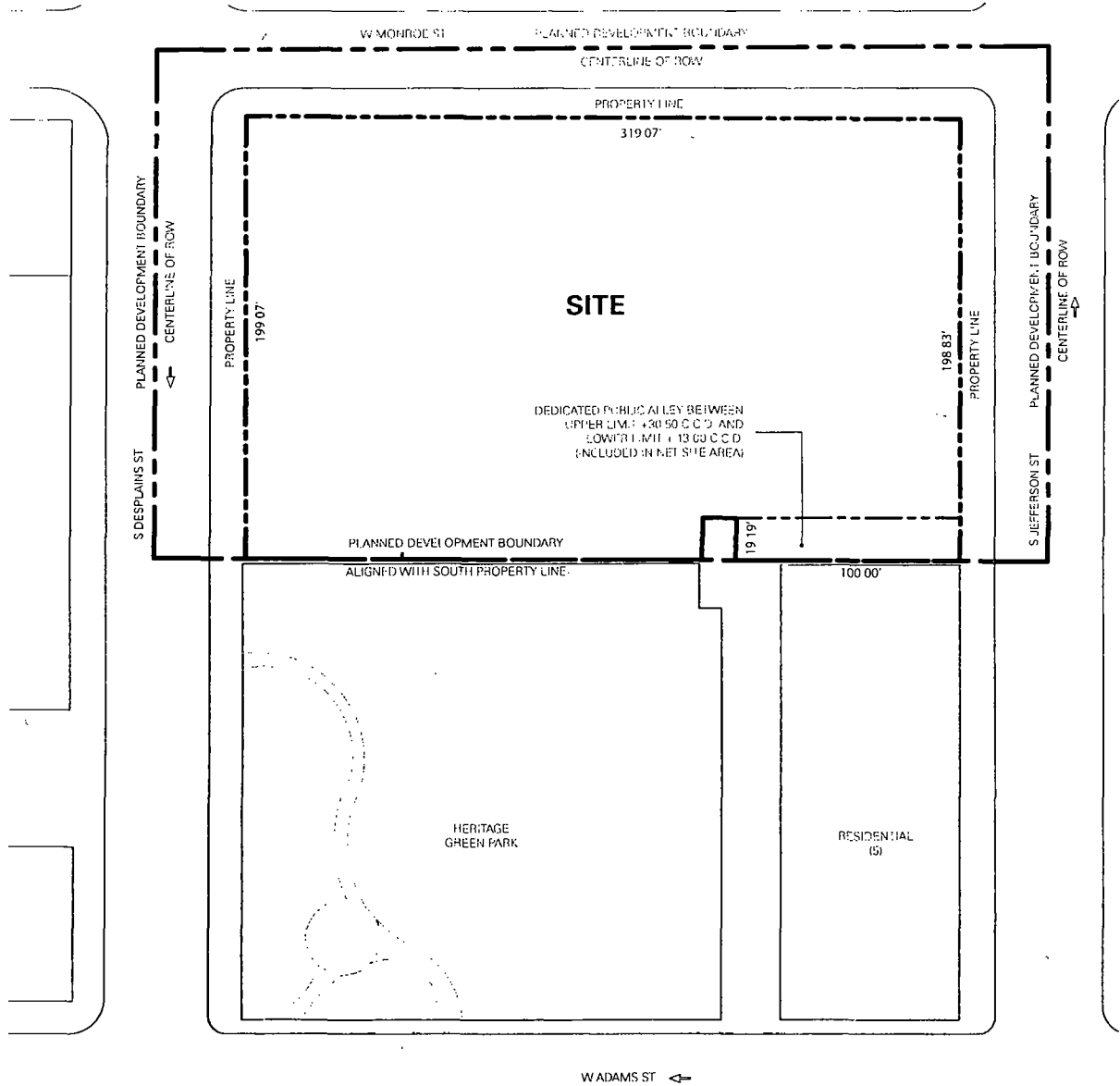
EXISTING LAND USE MAP



Applicant: Pacific Reach Properties
Address: 601 West Monroe St
Introduced: May 26, 2021
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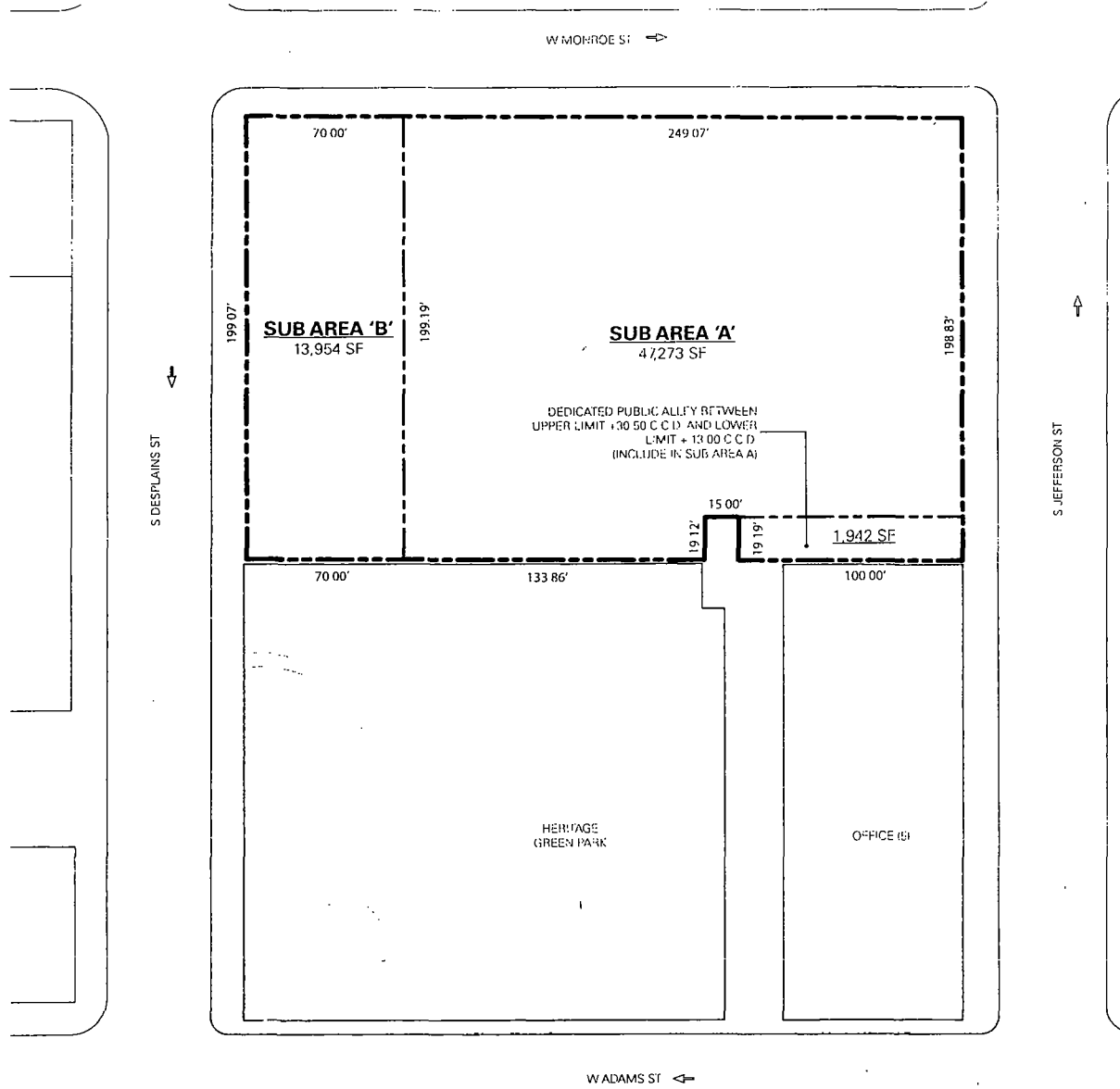
**PLANNED DEVELOPMENT BOUNDARY AND
PROPERTY LINE MAP**



Applicant: Pacific Reach Properties
Address: 601 West Monroe St
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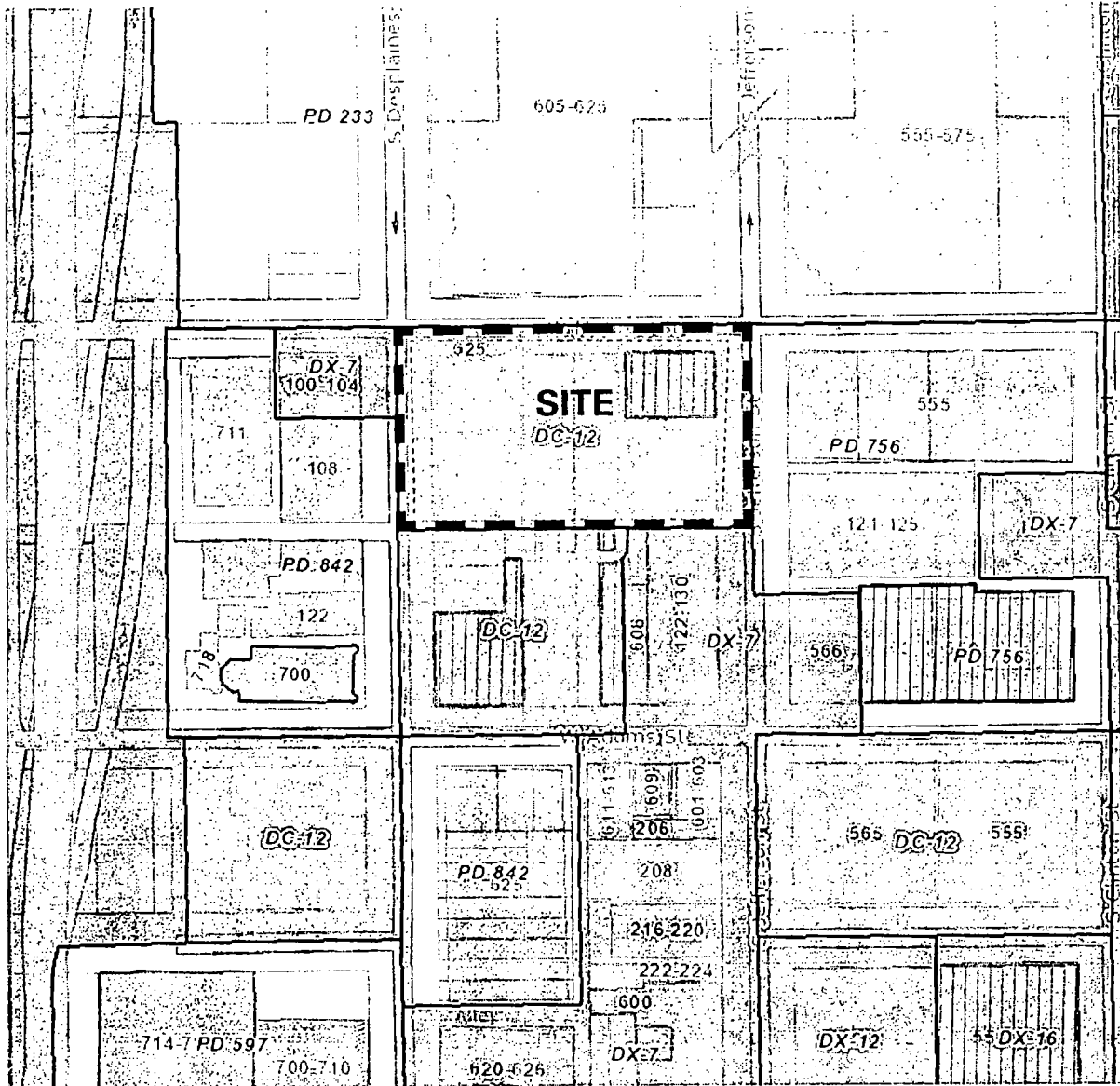


SUB AREA MAP

Applicant: Pacific Reach Properties
Address: 601 West Monroe St
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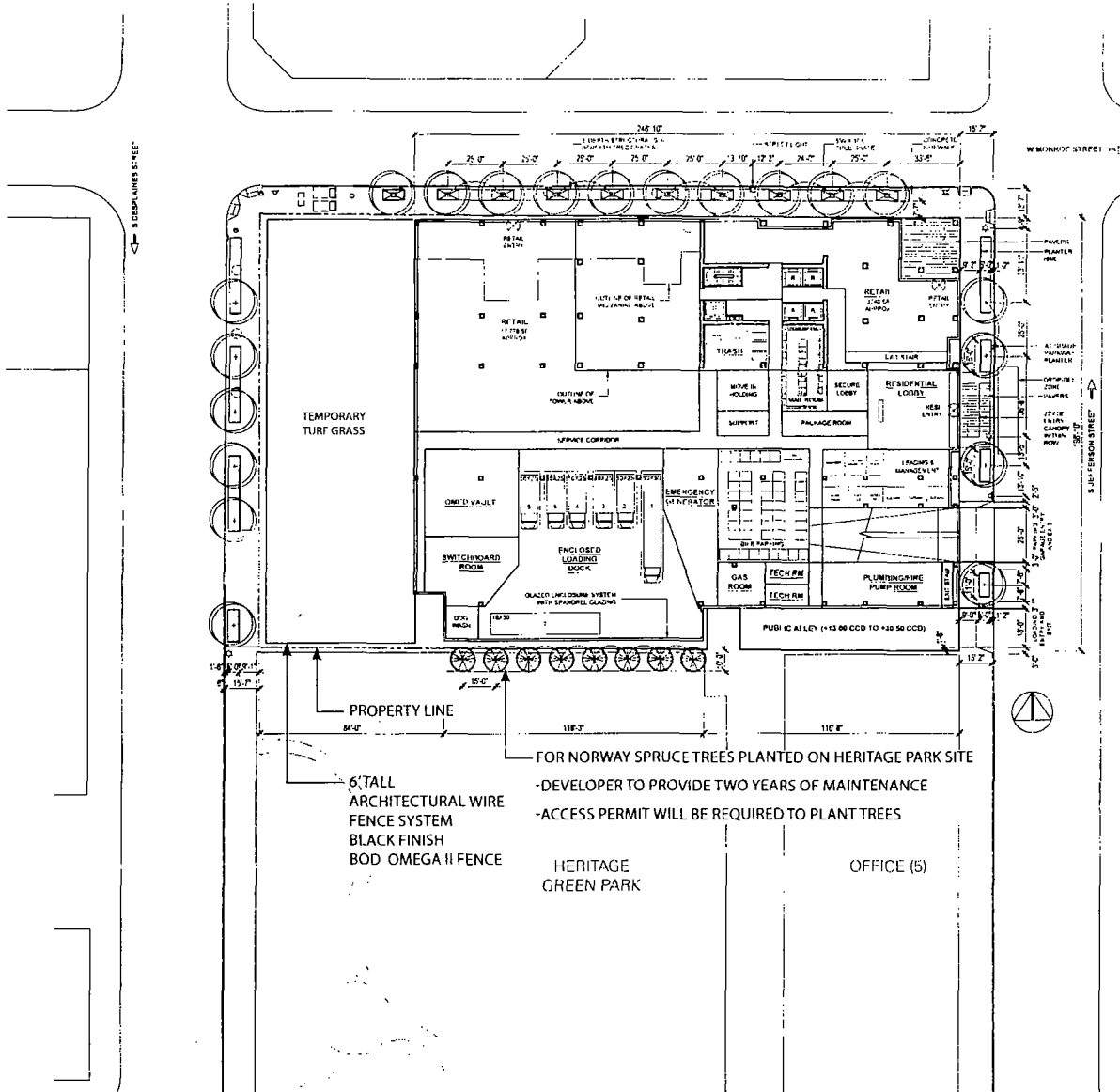
EXISTING ZONING MAP



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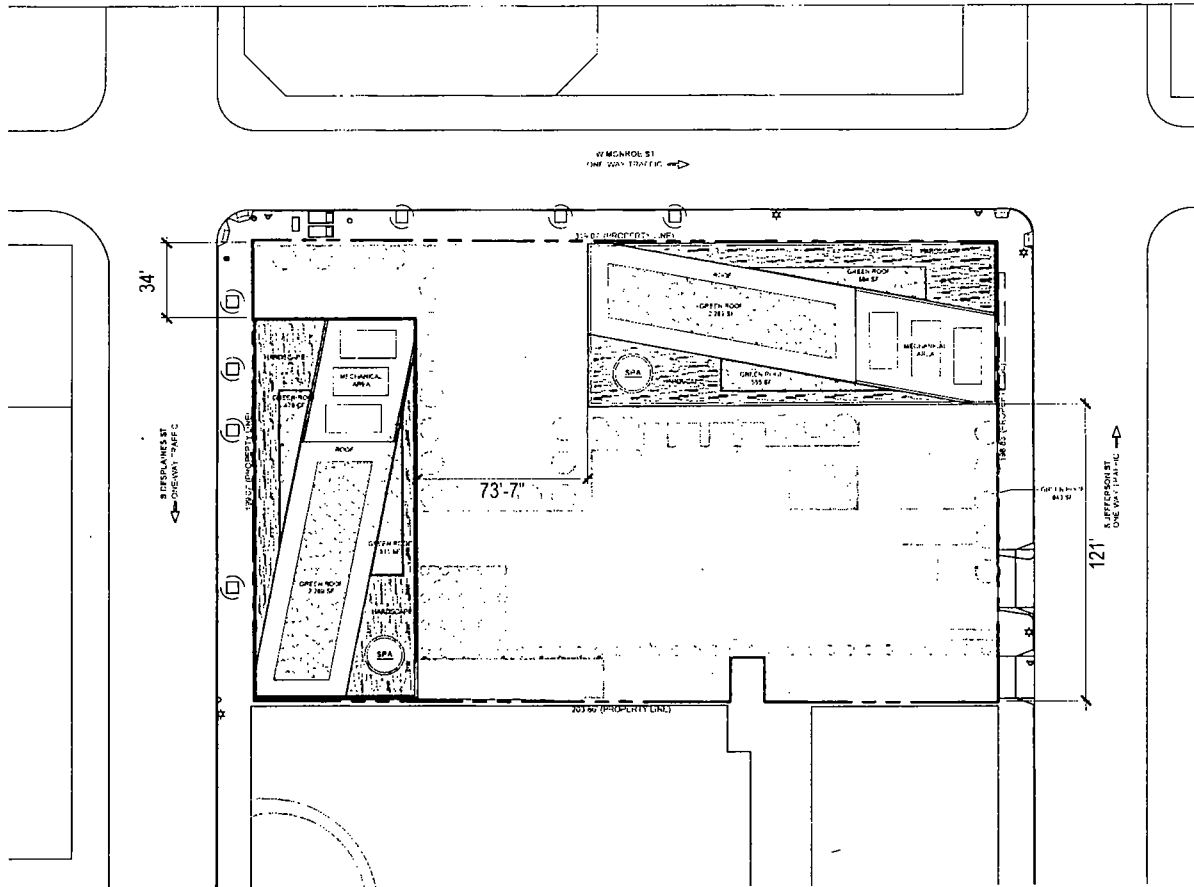


PH I SITE, LANDSCAPE, AND GROUND FLOOR PLAN

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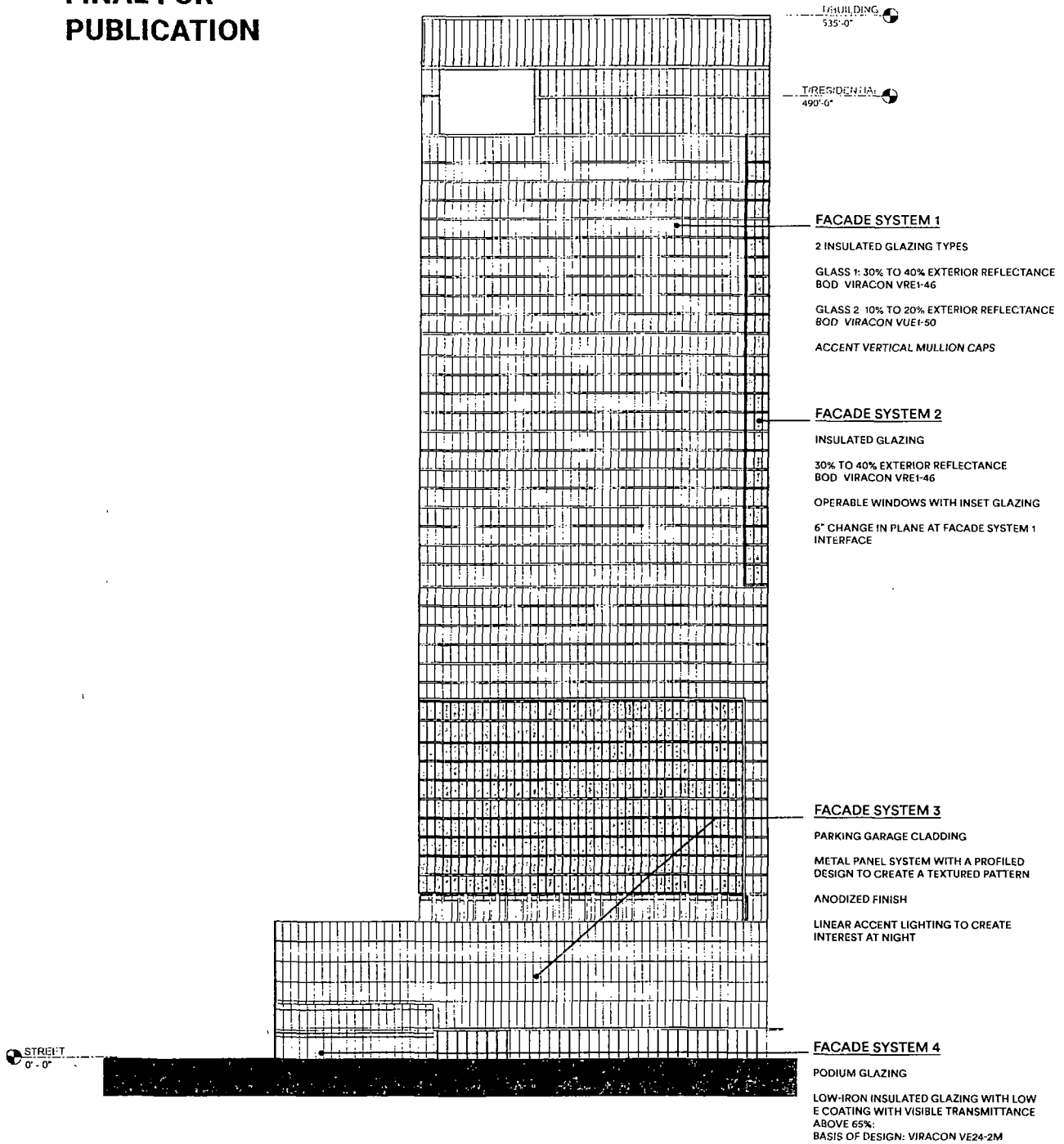
SITE, LANDSCAPE, AND ROOFTOP PLAN



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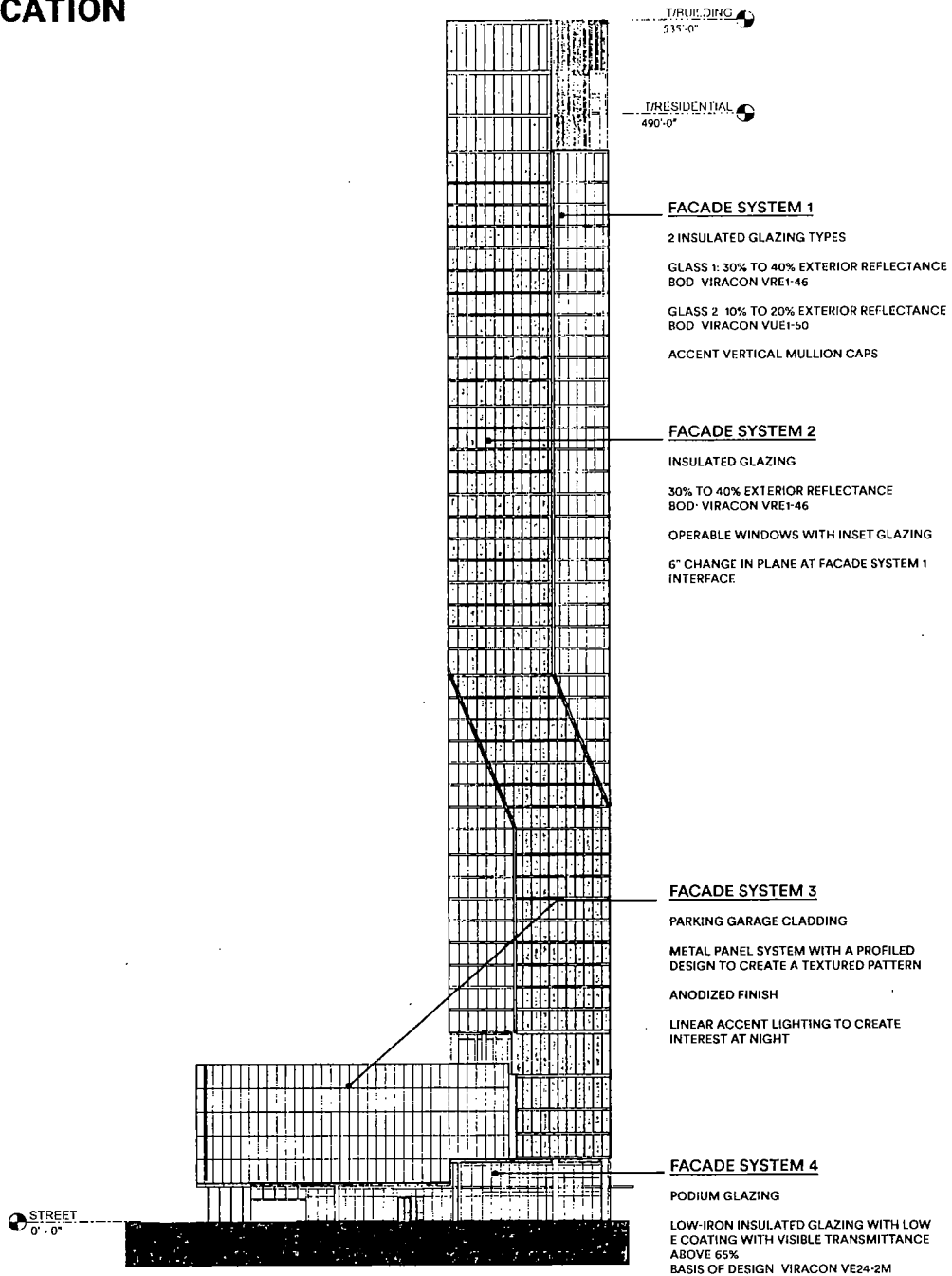


PH 1 SOUTH ELEVATION

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



**FINAL FOR
PUBLICATION**

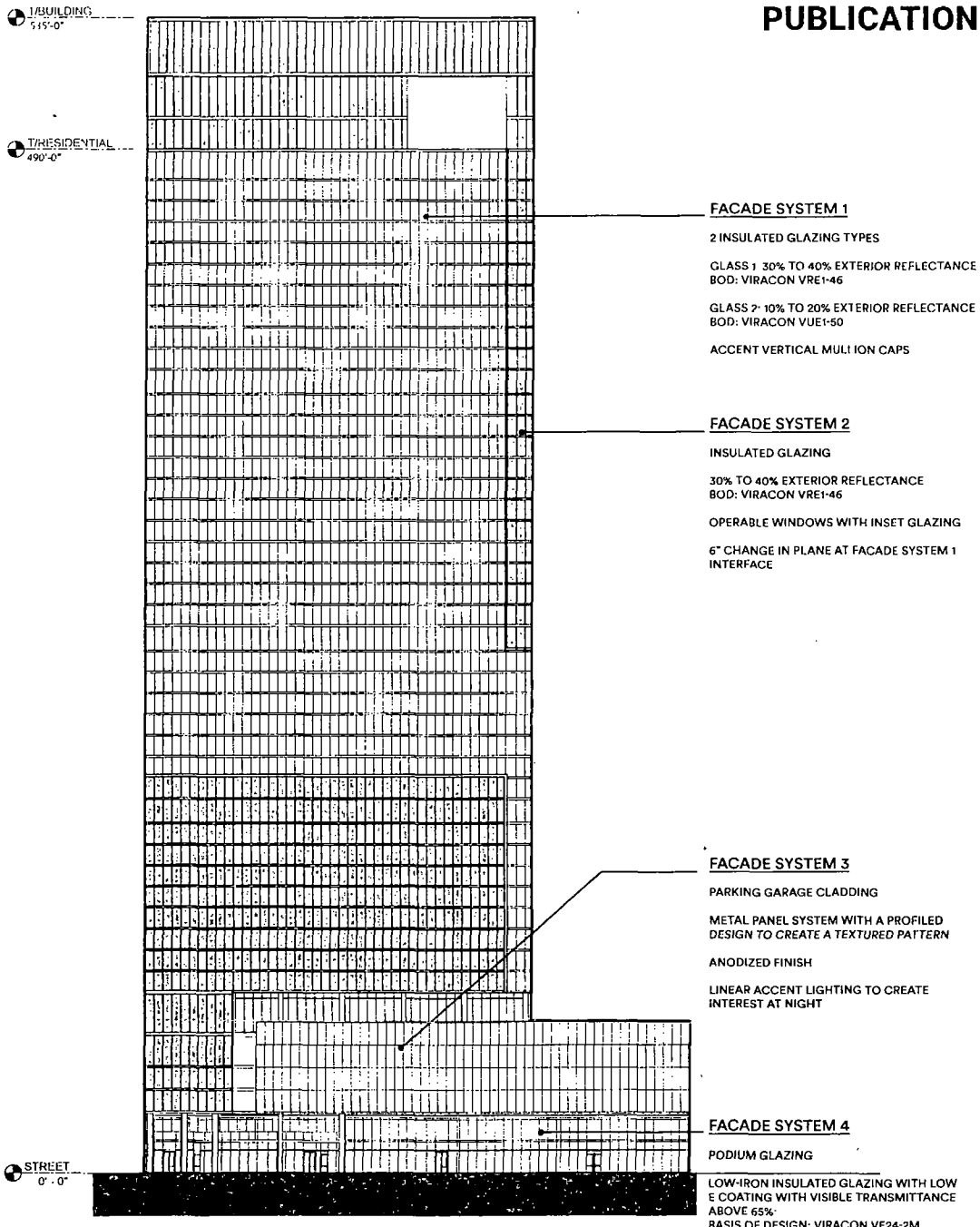


PH 1 EAST ELEVATION

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



FINAL FOR PUBLICATION



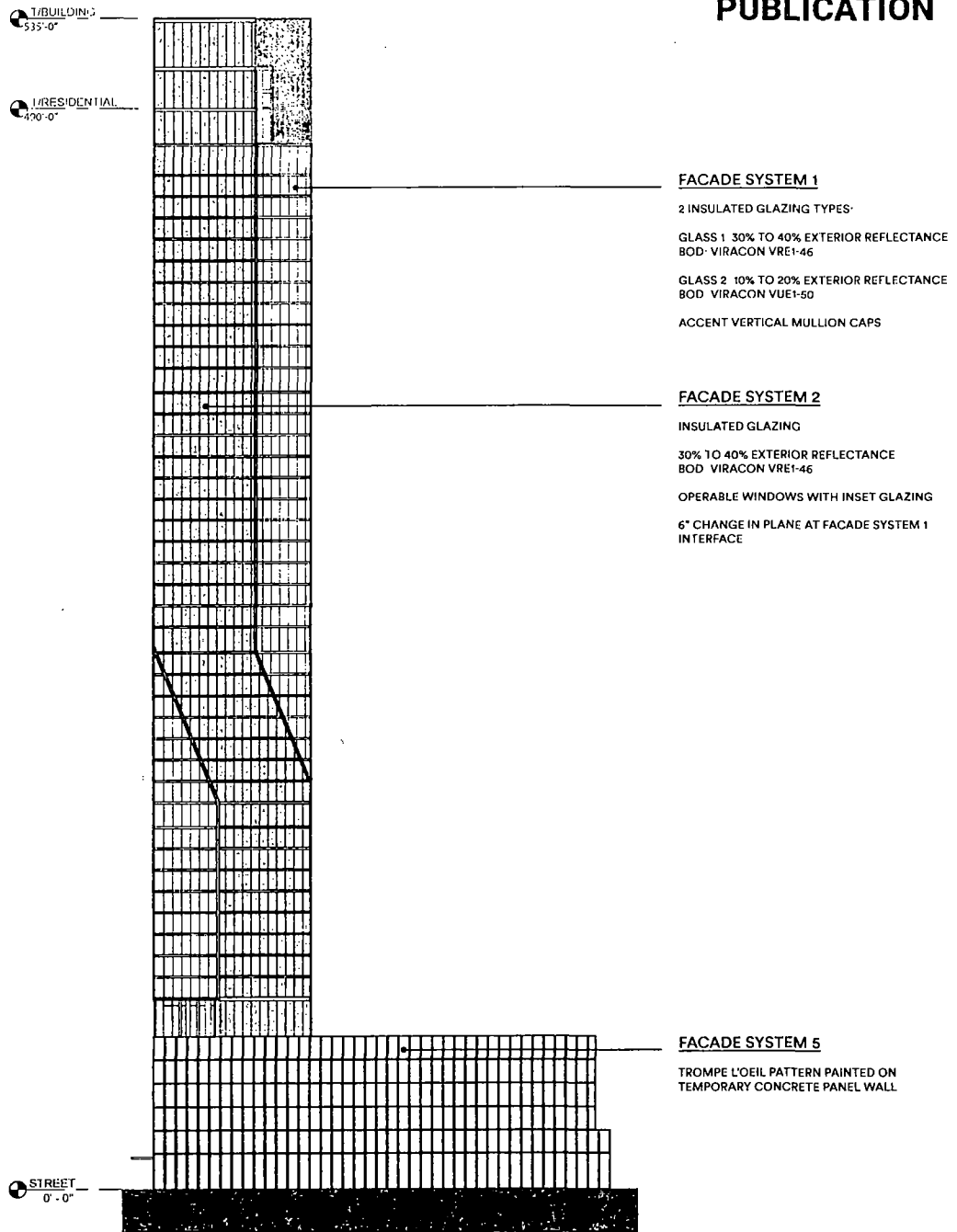
PH 1 NORTH ELEVATION



© 2021 Solomon Cordwell Buenz

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

FINAL FOR PUBLICATION

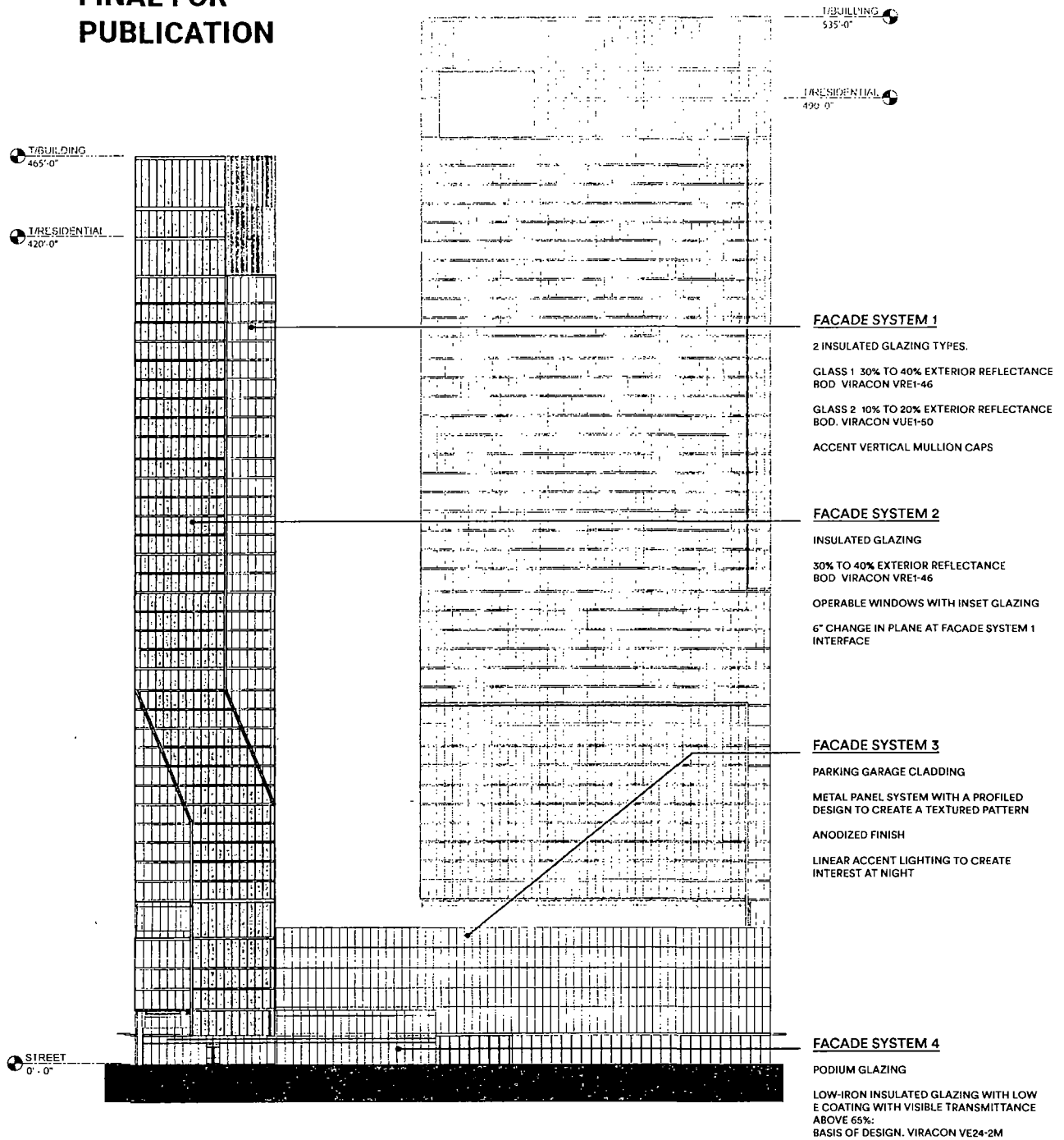


PH 1 WEST ELEVATION

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



FINAL FOR PUBLICATION

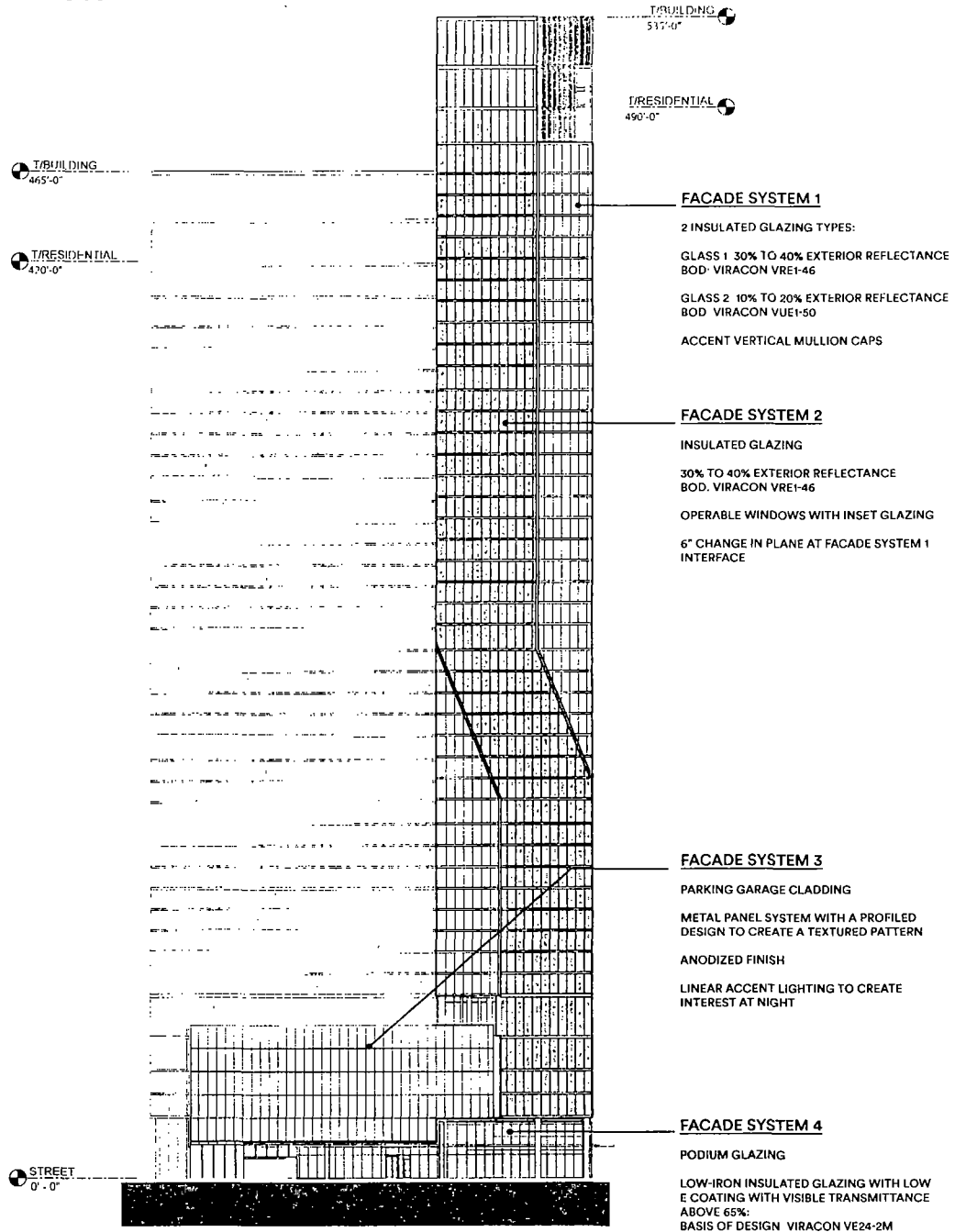


PH 1 AND PH 2 SOUTH ELEVATION

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



FINAL FOR PUBLICATION

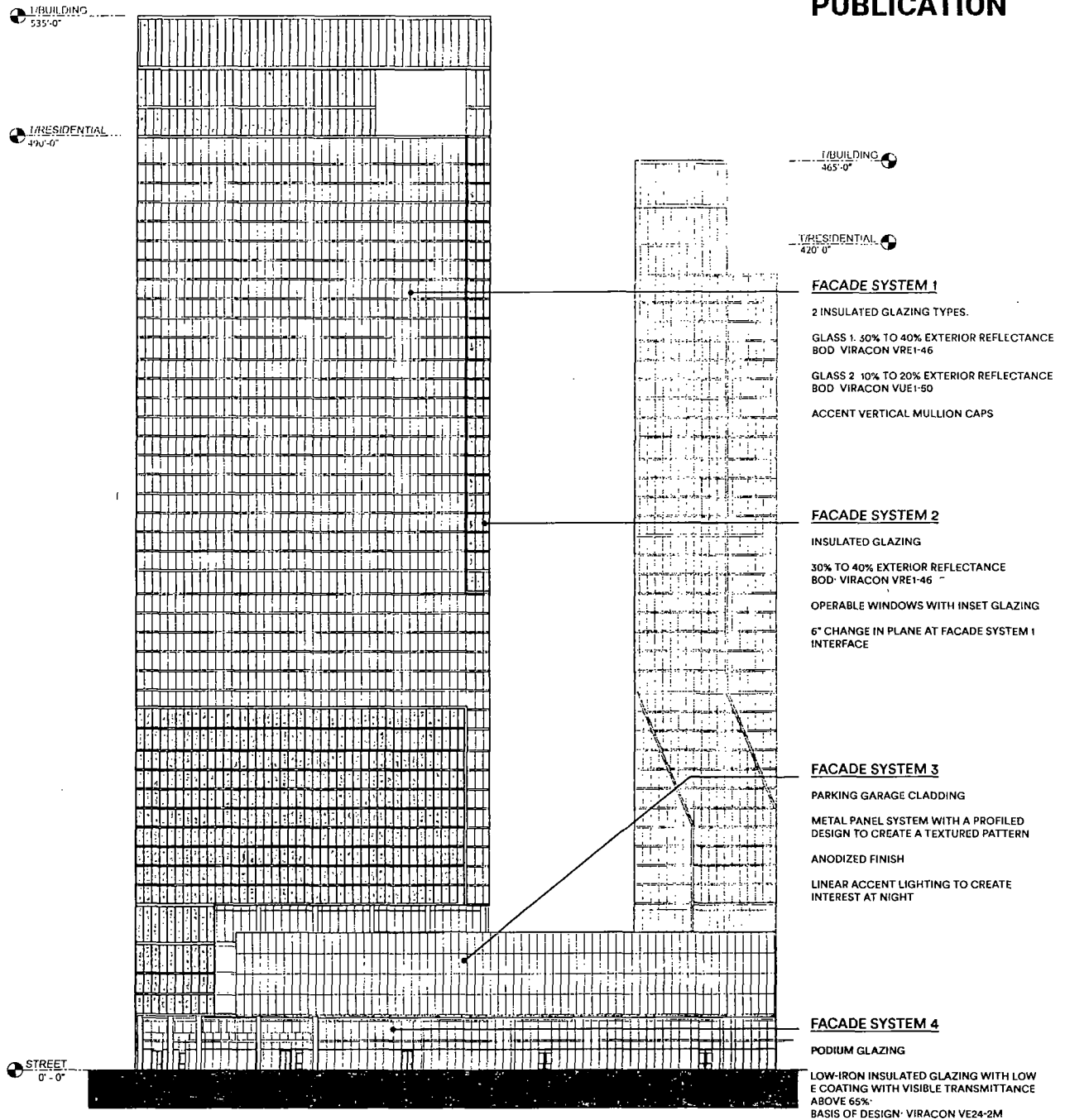


PH 1 AND PH 2 EAST ELEVATION

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



FINAL FOR PUBLICATION

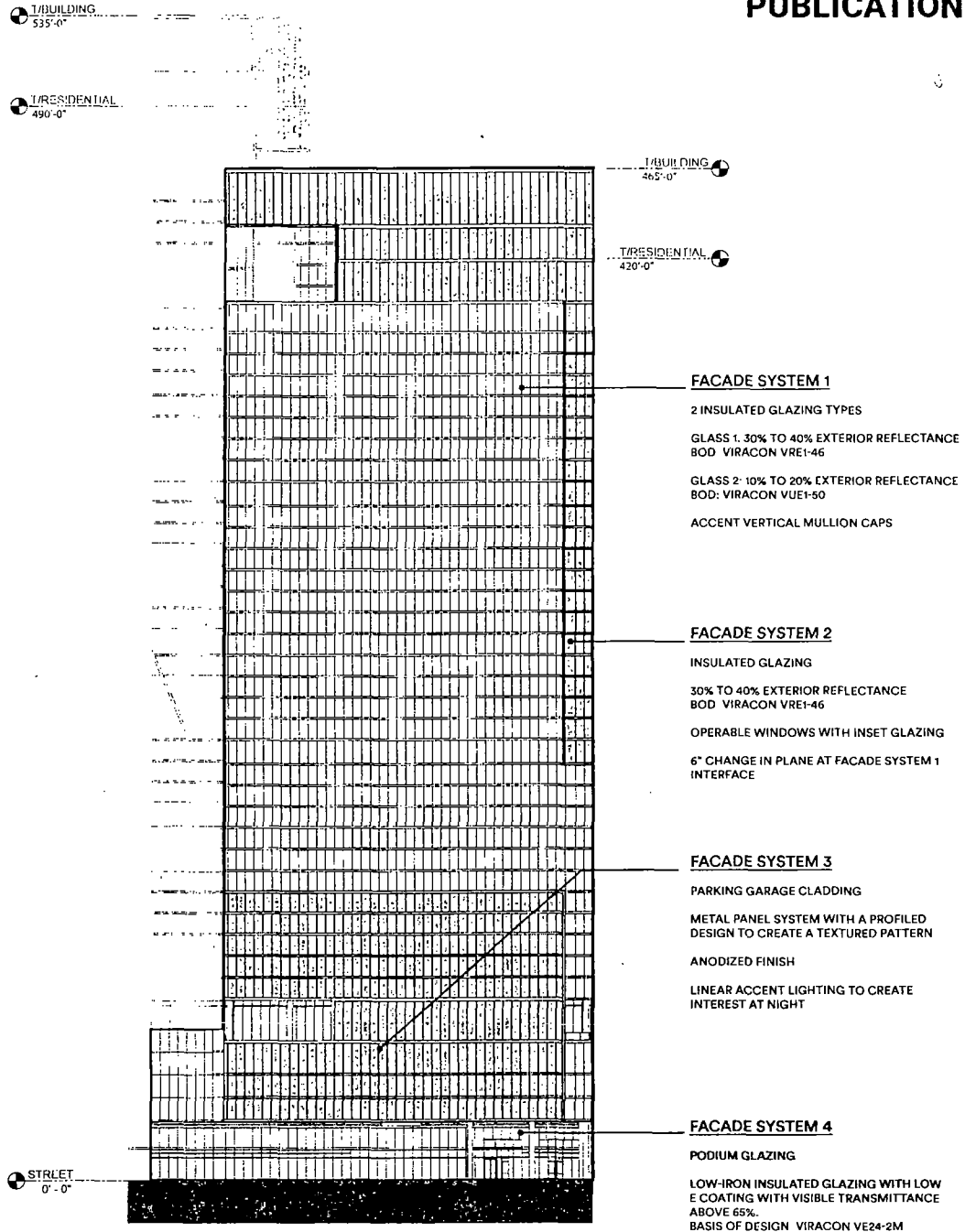


PH 1 AND PH 2 NORTH ELEVATION

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



FINAL FOR PUBLICATION

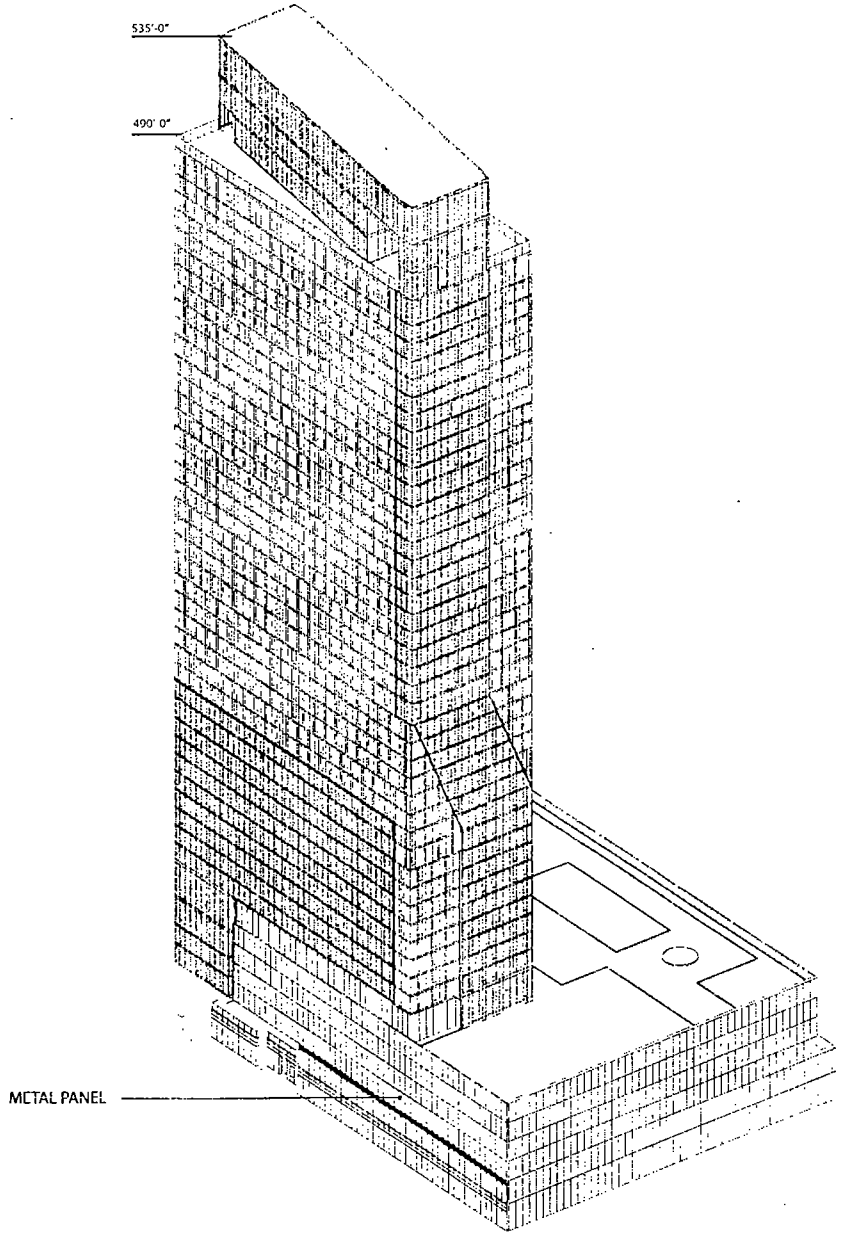


PH 1 AND PH 2 WEST ELEVATION

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



**FINAL FOR
PUBLICATION**

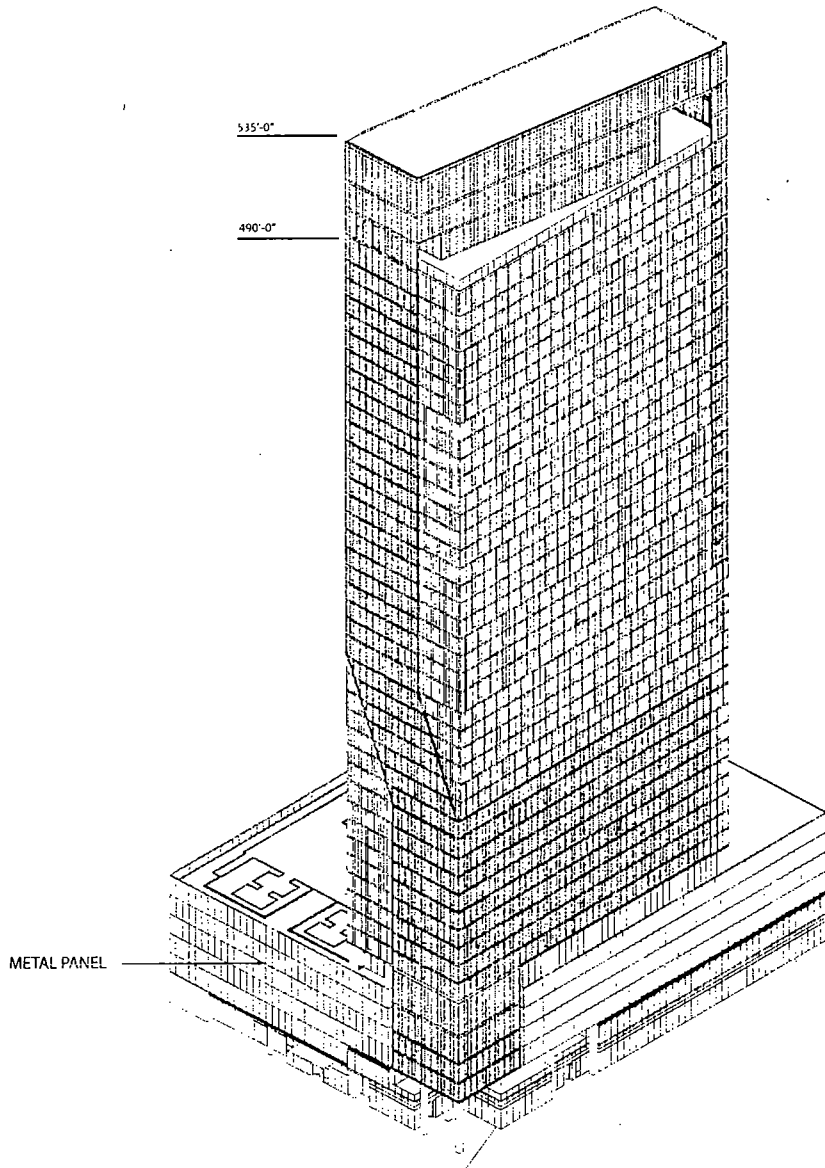


PHASE 1 NORTHWEST AXON

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



**FINAL FOR
PUBLICATION**

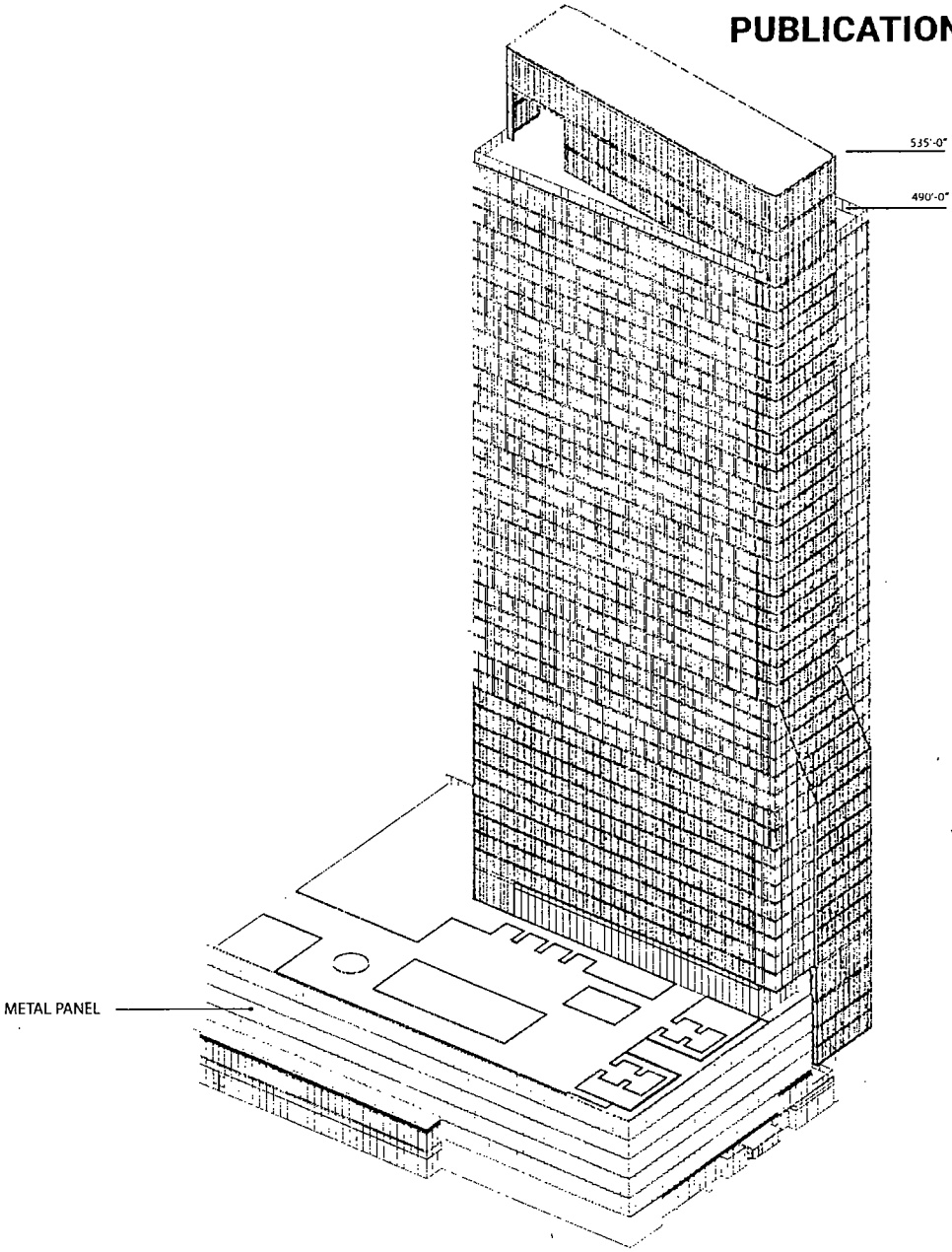


PHASE 1 NORTHEAST AXON

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



**FINAL FOR
PUBLICATION**

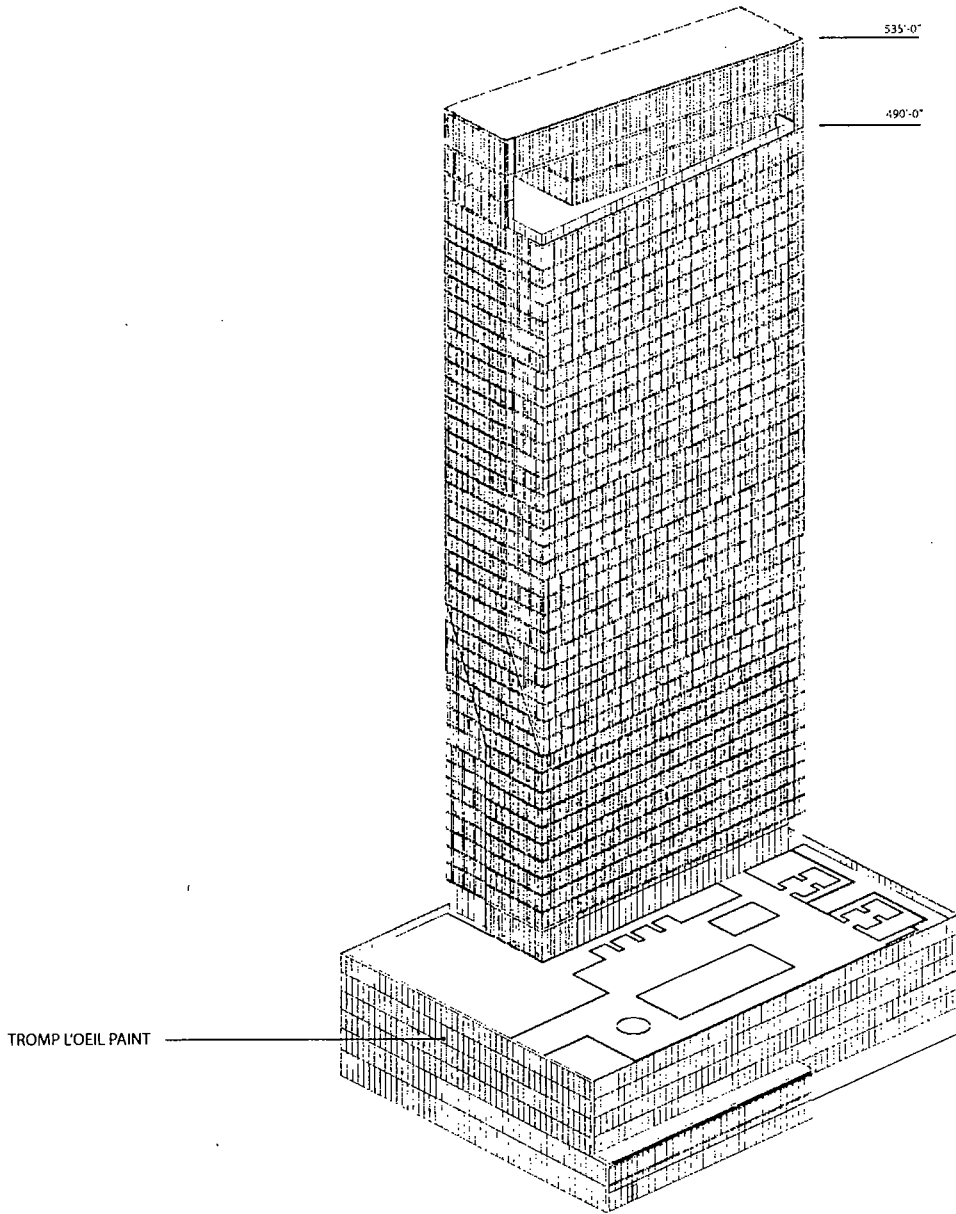


PHASE 1 SOUTHEAST AXON

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



**FINAL FOR
PUBLICATION**

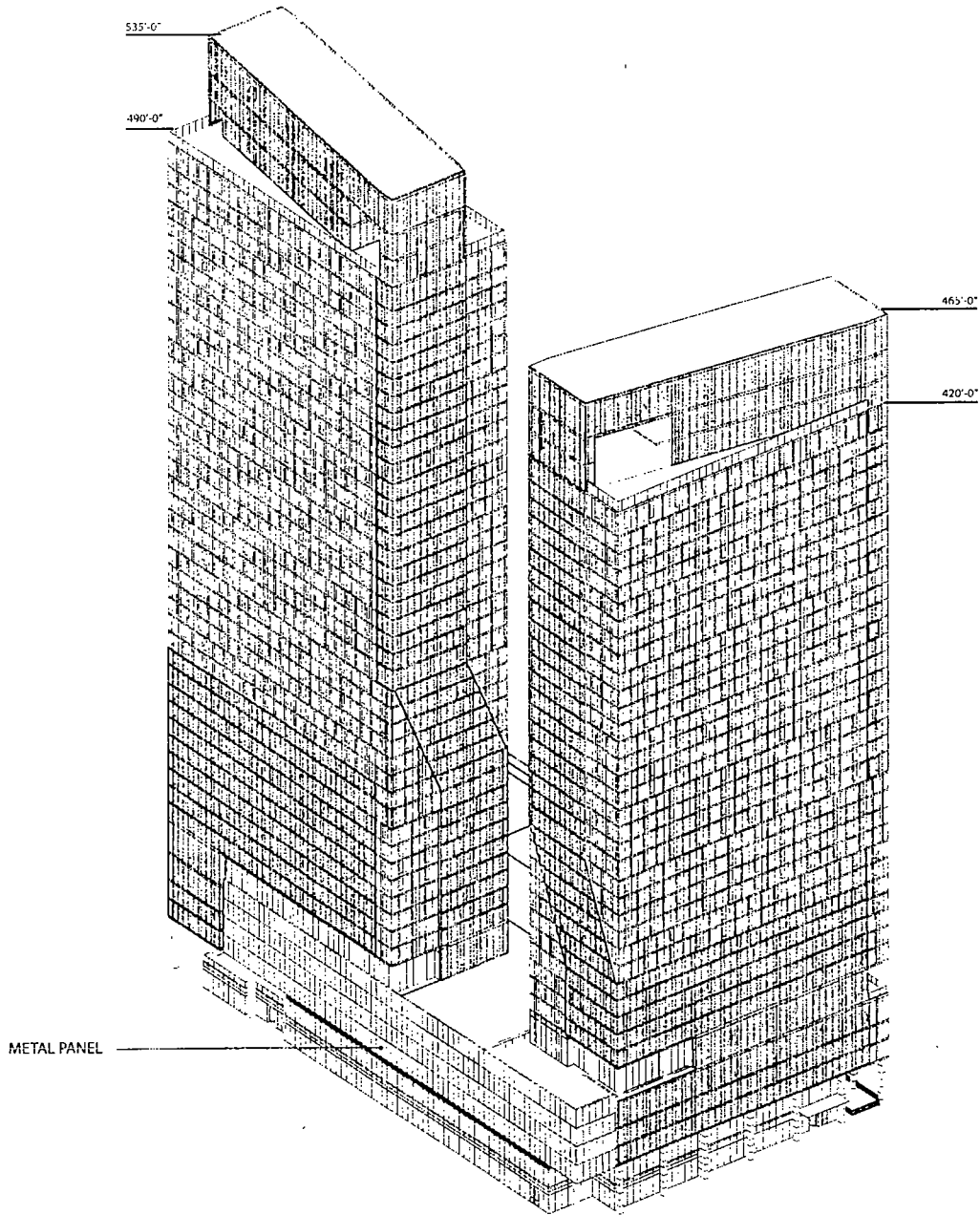


PHASE 1 SOUTHWEST AXON

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



**FINAL FOR
PUBLICATION**

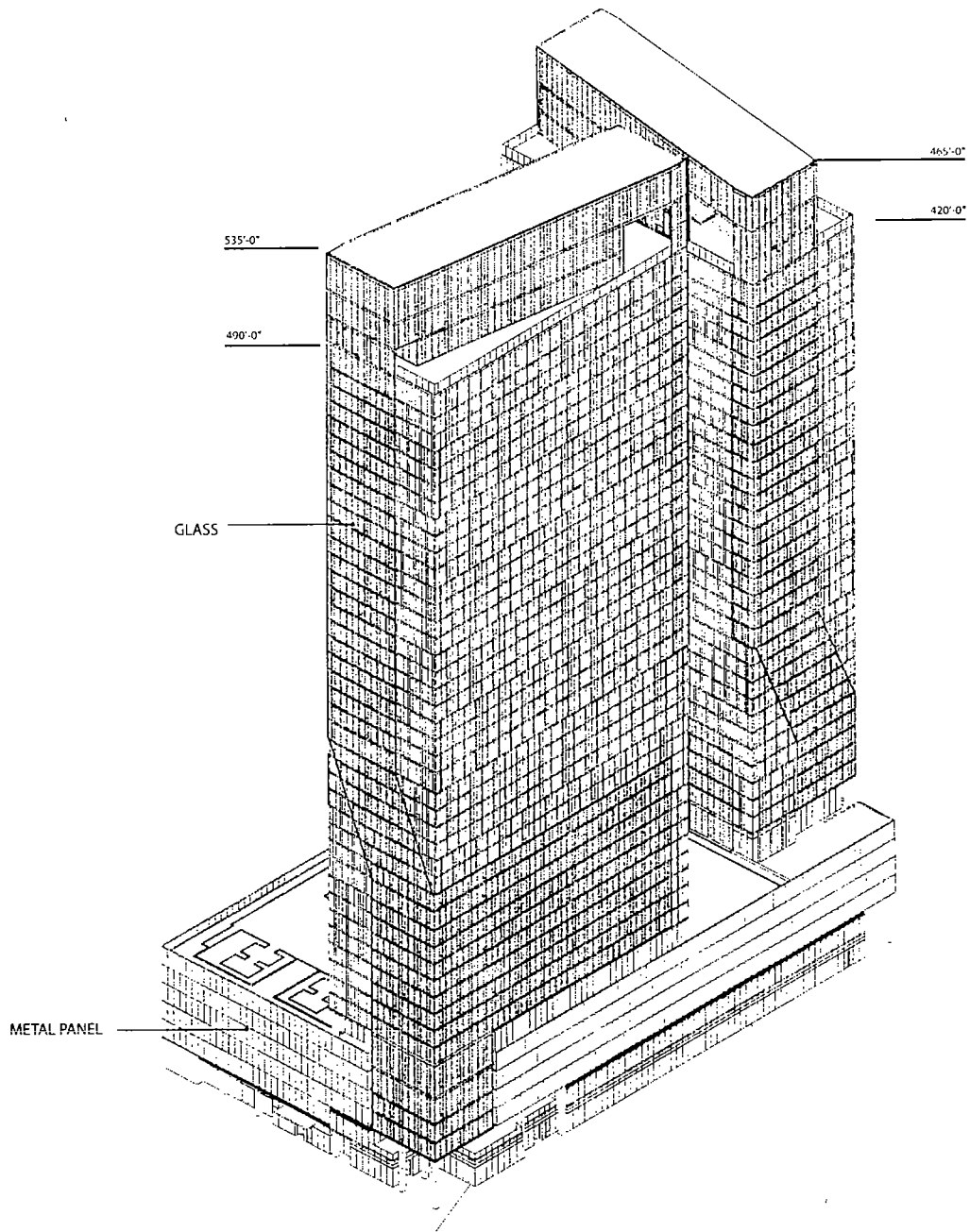


PH 1 AND PH 2 NORTHWEST AXON

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



**FINAL FOR
PUBLICATION**

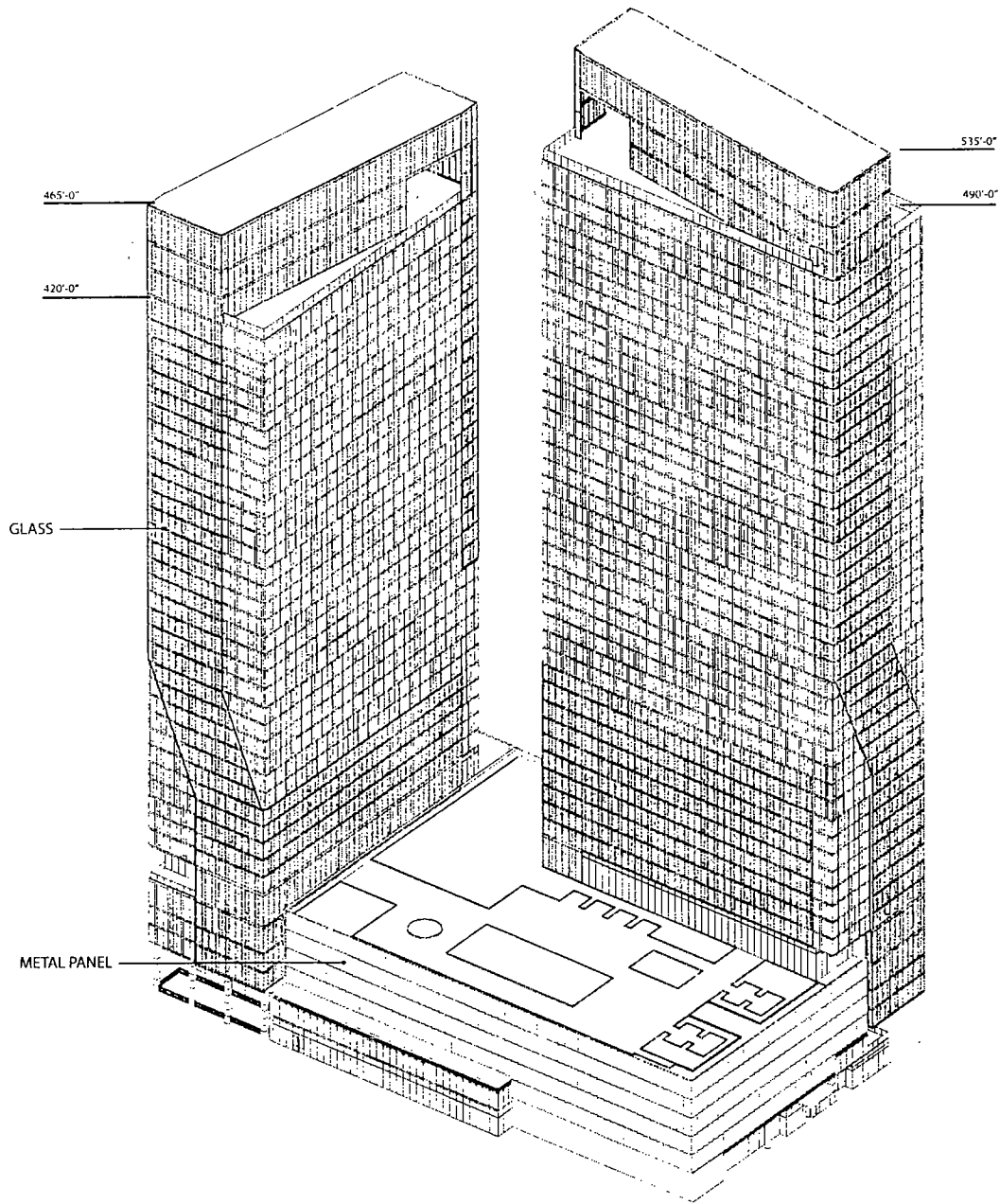


PH 1 AND PH 2 NORTHEAST AXON

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



**FINAL FOR
PUBLICATION**

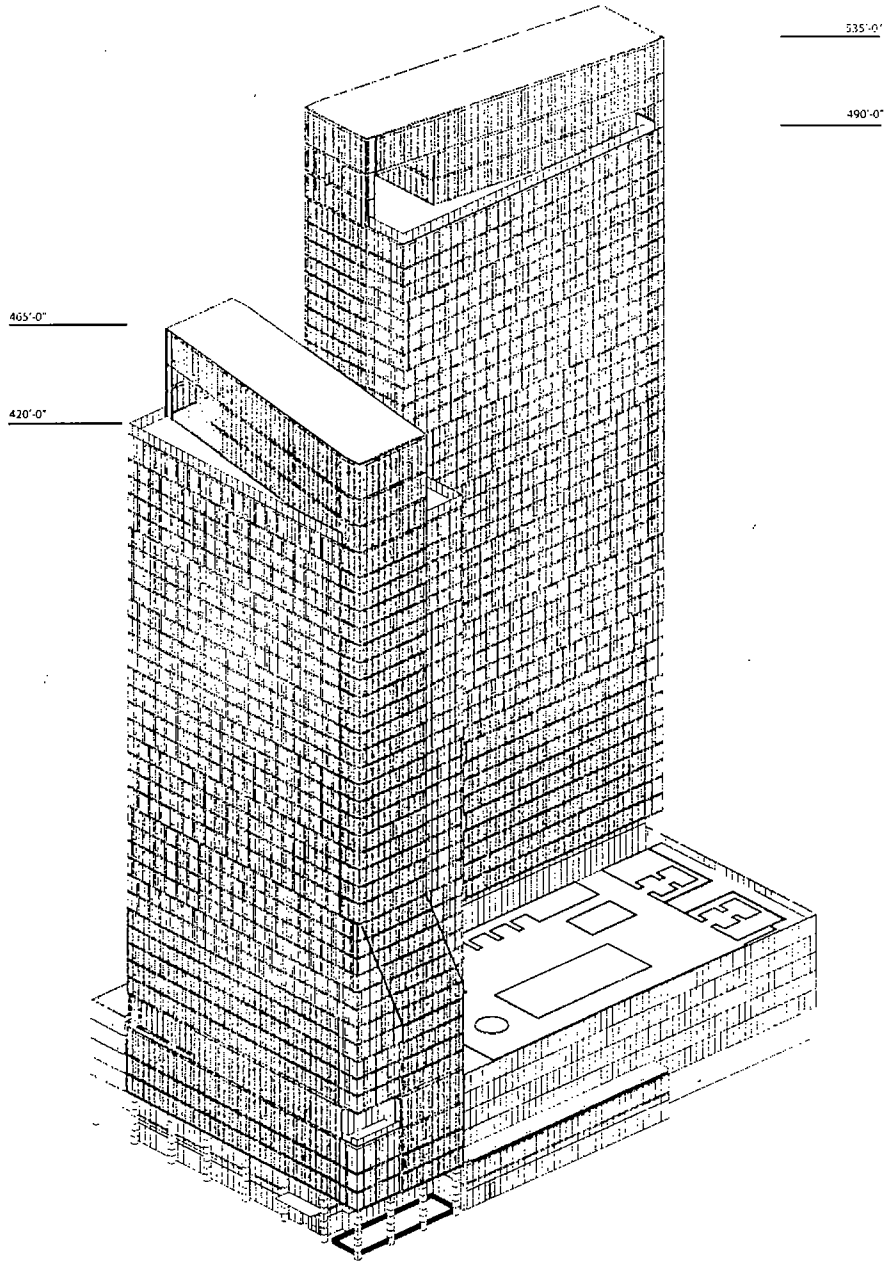


PH 1 AND PH 2 SOUTHEAST AXON

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



**FINAL FOR
PUBLICATION**

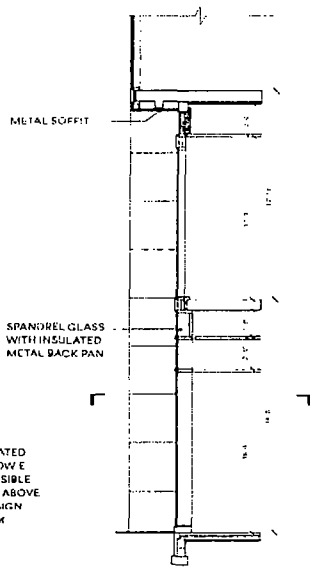
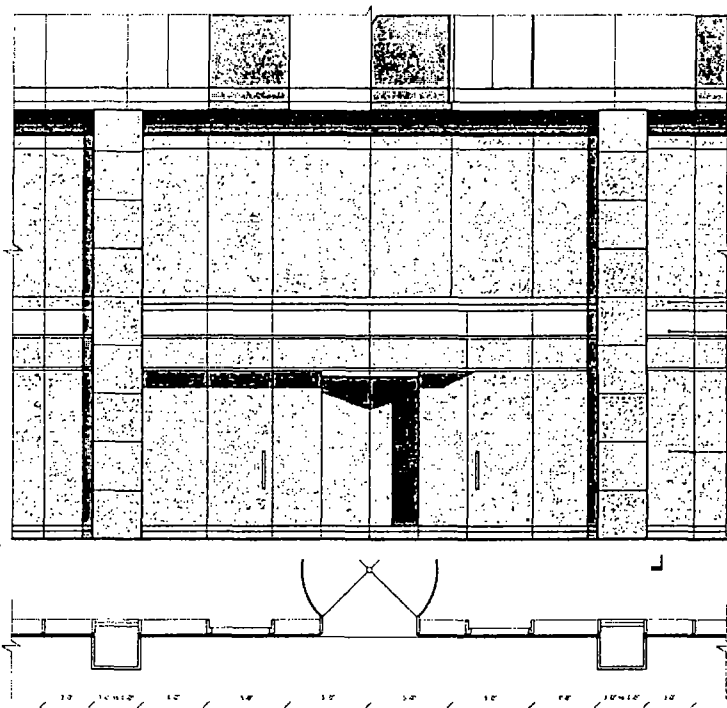
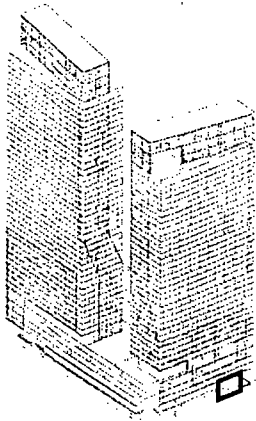


PH 1 AND PH 2 SOUTHWEST AXON

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



**FINAL FOR
PUBLICATION**

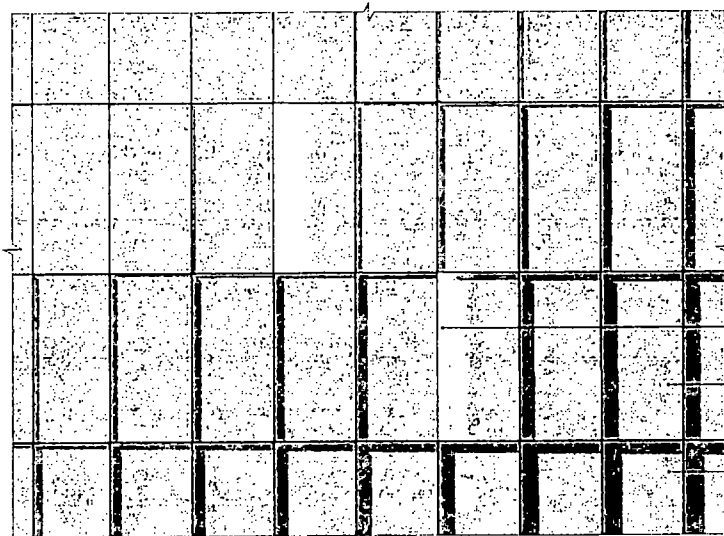
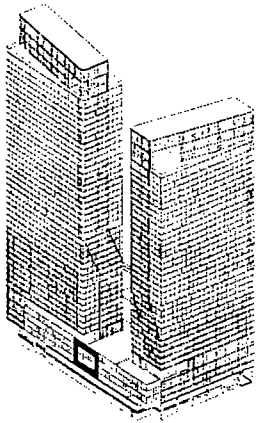


SYSTEM SHEET - BASE OF BUILDING

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



**FINAL FOR
PUBLICATION**



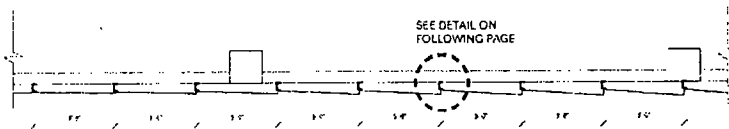
UPTURNED CONCRETE
CRASH BARRIER

LINEAR ACCENT
LIGHTING TO CREATE
INTEREST AT NIGHT

ANODIZED FINISH

METAL PANEL SYSTEM
WITH PROFILED DESIGN
TO CREATE A TEXTURED
PATTERN

SEE DETAIL ON
FOLLOWING PAGE

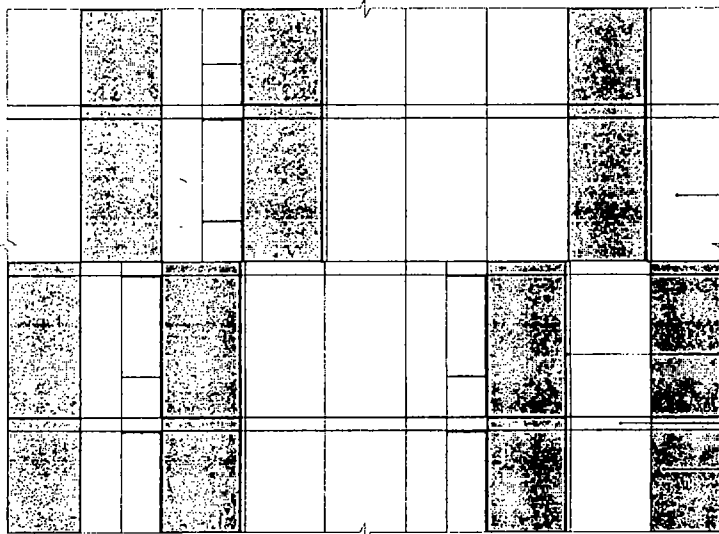
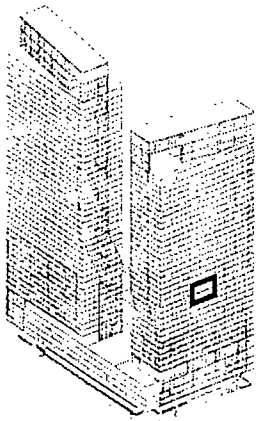


SYSTEM SHEET - GARAGE CLADDING

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



**FINAL FOR
PUBLICATION**



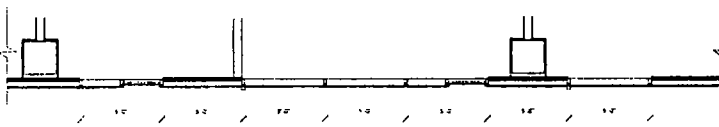
GLASS SIAR EDGE
COVER

INSULATED GLAZING WITH
LOW E COATING EXTERIOR
REFLECTANCE BETWEEN 30
AND 40% BASIS OF DESIGN
VREI-46

MULLION CAP TO PROVIDE
ADDITIONAL FACADE
TEXTURE

SPANPHEL GLASS

INSULATED GLAZING WITH
LOW E COATING EXTERIOR
REFLECTANCE BETWEEN 10
AND 20% BASIS OF DESIGN
VREI-50

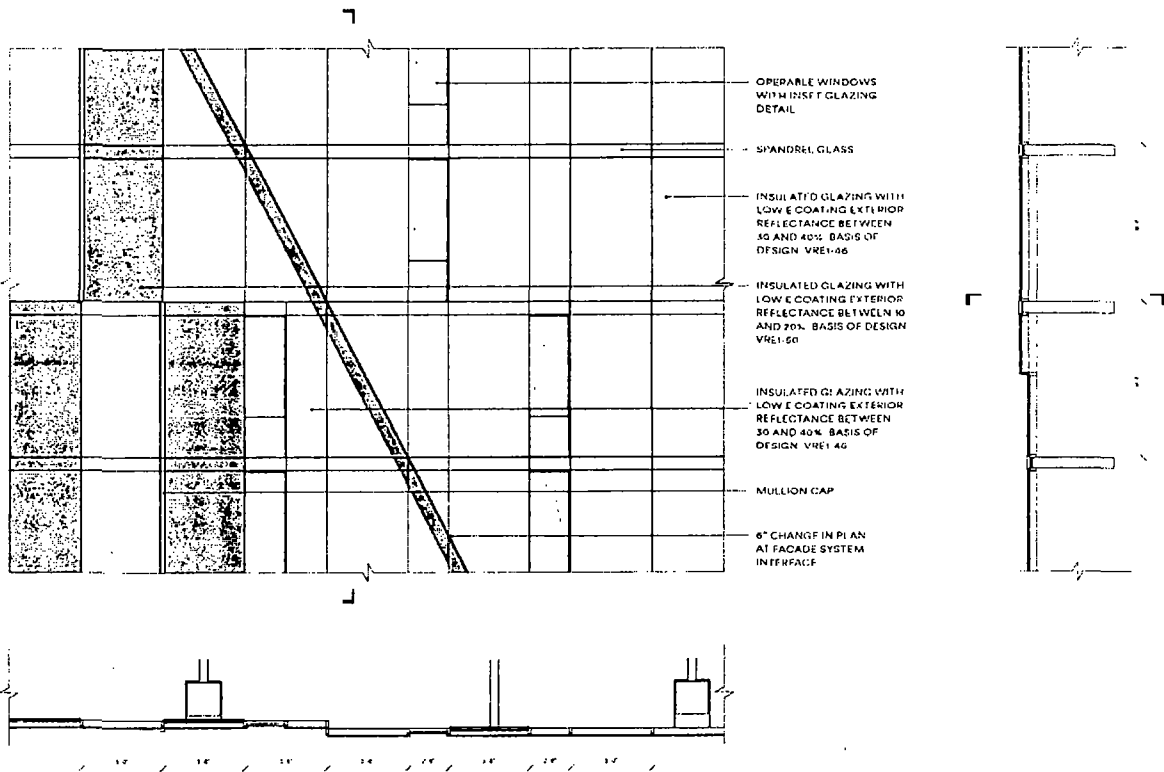
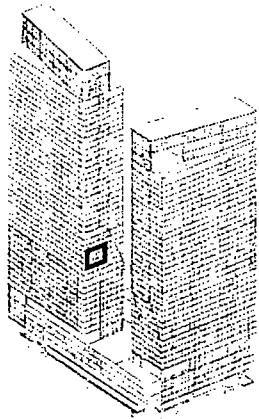


SYSTEM SHEET - WALL SYSTEM 1

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



**FINAL FOR
PUBLICATION**

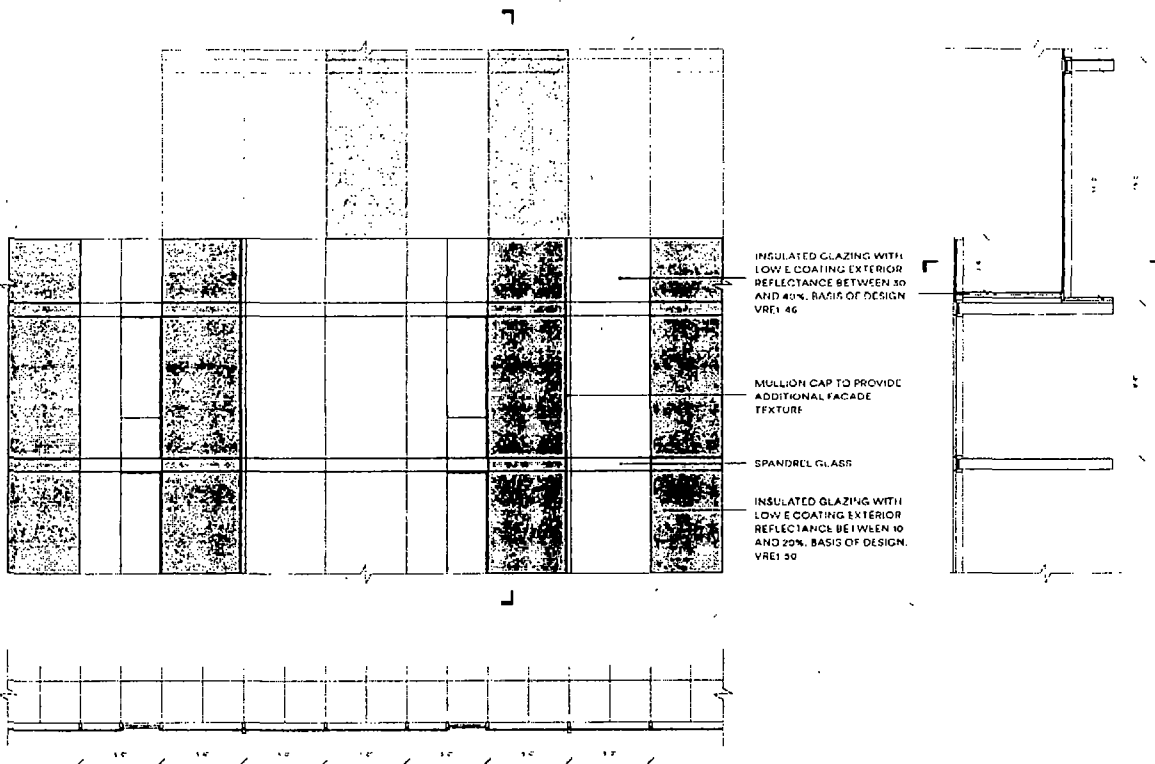
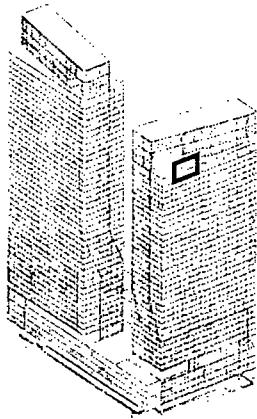


SYSTEM SHEET - WALL SYSTEM 1&2

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



**FINAL FOR
PUBLICATION**



SYSTEM SHEET - ROOFTOP DECK

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



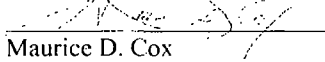


Application #20703
To. Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Residential-Business Planned Development (601 W. Monroe Street)

On August 26, 2021, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development, submitted by Jamal Properties (601 W. Monroe) Inc. The applicant is proposing to rezone the site from DC-12 (Downtown Core District) to a Residential-Business Planned Development to construct a mixed-use, two-phased development, consisting of two towers containing a total of 1,053 residential units, 430 accessory vehicular parking spaces, and ground floor commercial space. The first phase (Subarea A) is proposed to include a 535'-tall tower with 537 residential units, 400 accessory vehicular parking spaces, and ground floor commercial space. The second phase (Subarea B) is proposed to include a 465'-tall tower with 516 residential units, 30 accessory vehicular parking spaces, and ground floor commercial space. A 3.74 FAR bonus will be taken and the overall FAR of the planned development will be 15.74. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

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