CHICAGO PLAN COMMISSION
Department of Planning and Development

601 W Monroe
601 W Monroe, 42nd Ward
Jamal Properties (601 W. Monroe) Inc.

08/19/2021
COMMUNITY AREA INFORMATION:

- Near West Side, 601 W Monroe Street
- Demographic Data: Source CMAP
- 63,170 population
- Median Household income: $91,125
- 32,401 housing units
- 56.4% of housing is renter occupied
- Median age: 31.3
- 74% of residents are between the ages of 20-64
- 22.5% drive to work
- 36.1% increase in population since 2000
- Historic Context: Near West Side

“Waves of immigration shaped the history of the Near West Side of Chicago, including the founding of Hull House, a prominent settlement house. In the 19th century railroads became prominent features. In the mid-20th century, the area saw the development of freeways centered in the Jane Byrne Interchange.” Wikipedia
LAND USE AND SITE CONTEXT PLANS

Land Use Plan

Site Context Plan
AERIAL VIEW FROM EAST
Pedestrian Context

Monroe & Jefferson
Pedestrian Context
Pedestrian Context

Heritage Green Park
Planning Context

• **Build great places**: The towers are carefully placed to respect the neighboring buildings and allow ample access to light and air.

• **Create successful open spaces**: The project energizes the adjacent Heritage Green Park by providing a public outdoor dog park along it’s Northern boarder.

• **Ensure a walkable environment throughout**: Wide sidewalks with new street trees and plantings on Monroe, Desplaines, and Jefferson Streets. Building massing at corners is set back form comfortable entryways to retail spaces.

• **Maintain the diversity of the central area**: This mixed-use building brings new residential and retail to a downtown neighborhood already rich in diversity of land uses including office, retail, commercial, entertainment, residential, and civic uses.

• **Maintain a critical density**: This development brings 1053 new residential units and 17,000-20,000 sf of new active retail to a site that is currently used for surface parking.

• **Emphasize environmental sustainability**: Targeting LEED Silver, proximity to public transit, EV charging station / readiness, 80% construction waste diversion, basic bird protection.
Project Changes Based on Feedback from Community:
• Addition of Public Dog Park
• Additional sidewalk width along Desplaines Street
• Adjustments to staging to reduce disruption to traffic during construction

October 2020
December 2020

Project Changes Based on Feedback from DPD:
• Massing adjustment to the phase 2 tower to allow additional access to light and air along Monroe Street
• Enhancement of detailing of tower and podium facades for added depth and texture

Jan 2021
June 2021

Date of PD Filing
May 26, 2021

Community Outreach
Feb 2021 – Community Outreach
Alderman Reilly’s e-Newsletter

April 2021 - Community Meeting
Neighbors of the West Loop

March 2021 - Community Meeting
Old St. Patrick’s Church and Francis Xavier Warde School

June 2021 – Community Outreach
Alderman Reilly’s e-Newsletter

PROJECT TIMELINE + COMMUNITY OUTREACH
TYPICAL PODIUM PLAN – LEVEL 2-4
TYPICAL TIER 1 FLOOR PLAN

PH I LEVELS 6-22

PH II LEVELS 6-37
TYPICAL TIER 2 FLOOR PLAN

PH I LEVELS 23-44

PH II LEVELS 6-37
ROOFTOP AMENITY PLAN

PH I LEVEL 45

PH II LEVEL 38
BUILDING ELEVATIONS

TOP OF PARAPET 535'-0"
BUILDING HEIGHT 490'-0"

INSULATED GLAZING WITH LOW E COATING EXTERIOR REFLECTANCE BETWEEN 30 AND 40%. BASIS OF DESIGN: VIRACON VREH-46.

INSULATED GLAZING WITH LOW E COATING EXTERIOR REFLECTANCE BETWEEN 10 AND 20%. BASIS OF DESIGN: VIRACON VREH-50.

MILLION CAPS TO PROVIDE ADDITIONAL FAÇADE TEXTURE

OPERABLE WINDOWS WITH INSET GLAZING DETAIL

4" CHANGE IN PLAN AT FAÇADE SYSTEM 1 INTERFACE

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

PODIUM GLAZING
LOW-IRON INSULATED GLAZING WITH LOW E COATING WITH VISIBLE TRANSMITTANCE ABOVE 65%. BASIS OF DESIGN: VIRACON VEC4-2M

AMENITY DECK 64'-0"
GROUND 0'-0"

WEST ELEVATION
SOUTH ELEVATION
40 FLOORS
HEIGHT: 468'-0"

BUILDING
HEIGHT: 420'-0"

PH1 RESIDENTIAL
384 RESIDENTIAL UNITS
22 FLOORS
289,063 GSF
239,152 NSF
17.16 UNITS / FLOOR
9' 6" FLOOR TO FLOOR

PH2 RESIDENTIAL
516 RESIDENTIAL UNITS
36 FLOORS
415,268 GSF
323,944 NSF
16 UNITS / FLOOR
9' 6" FLOOR TO FLOOR

430 PARKING SPACES
3.5 FLOORS
10'-6" FLOOR TO FLOOR
PHASE I LEVEL 1 M PLAN
PHASE I TYPICAL TIER 1 FLOOR PLAN

PH I LEVELS 6-22
PHASE I TYPICAL TIER 2 FLOOR PLAN

PH I LEVELS 23-44
PHASE I BUILDING ELEVATIONS

TOP OF PARAPET  530'-0"
BUILDING HEIGHT 490'-0"

- Insulated glazing with Low E coating exterior reflectance between 10% and 40%. Basis of design: Viracon VR50-44.
- Insulated glazing with Low E coating exterior reflectance between 0% and 20%. Basis of design: Viracon VR50-44.
- Mullion caps to provide additional façade texture.

- Insulated glazing with Low E coating exterior reflectance between 10% and 40%. Basis of design: Viracon VR50-44.
- Operable windows with inset glazing detail.
- 4" change in plan at façade system I interface.

- Parking Garage cladding
- Metal panel system with a profiled design to create a textured pattern
- Anodized finish
- Linear accent lighting to create interest at night

Amenity Deck 64'-0"

Overhead Garage Door

Ground 0'-0"

EAST ELEVATION

NORTH ELEVATION

Podium Glazing
Low iron insulated glazing with Low E coating with visible transmittance above 86%. Basis of design: Viracon VR50-4M
PHASE I BUILDING SECTION

PH1 RESIDENTIAL
384 RESIDENTIAL UNITS
23 FLOORS
289,063 GSF
223,152 NSF
17-18 UNITS / FLOOR
9'-8" FLOOR TO FLOOR

153 RESIDENTIAL UNITS
17 FLOORS
227,722 GSF
178,456 NSF
9 UNITS / FLOOR
9'-8" FLOOR TO FLOOR
View from Northwest – Phase 1

View from Northwest – Phase 2
View from Southeast – Phase 1

View from Southeast – Phase 2
FAÇADE SECTIONS – ROOFTOP DOCK

INSULATED GLAZING WITH LOW E COATING EXTERIOR REFLECTANCE BETWEEN 10 AND 20%. BASIS OF DESIGN: VRE1-50

MULLION CAP TO PROVIDE ADDITIONAL FACADE TEXTURE

SPANDREL GLASS

INSULATED GLAZING WITH LOW E COATING EXTERIOR REFLECTANCE BETWEEN 30 AND 40%. BASIS OF DESIGN: VRE1-40
FAÇADE SECTIONS – TOWER FAÇADE TYPE 1
FAÇADE SECTIONS – TOWER FAÇADE TYPE 1 & 2

OPERABLE WINDOWS WITH INSET GLAZING DETAIL

SPANDREL GLASS

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

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

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

MULLION CAP

6" CHANGE IN PLAN AT FAÇADE SYSTEM INTERFACE
FAÇADE SECTIONS – GARAGE CLADDING
FAÇADE SECTIONS – BASE OF BUILDING
17-8-0905 (06)

- Tower location relates to surrounding context to allow ample access to light and air to all adjacent buildings.
- Building mass is articulated to form a clear base, middle, and top.
- The building mass steps away from Monroe to create a more pedestrian friendly experience.
- The building mass is eroded at the corners of the podium to create clear entries allowing for more comfortable circulation.
PROMOTE SAFE AND EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES

ENCOURAGE THE USE OF MASS TRANSIT AND BICYCLE USE

ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES

MINIMIZE THE VIEW OF LOADING AND SERVICE AREAS BY LOCATING THOSE AREAS IN THE ALLEY.

MINIMIZE THE IMPACT OF VEHICLE PARKING ON THE SITE BY LOCATING ALL ACCESS AND EXITING ON JEFFERSON STREET

PARKING IS LOCATED IN THE PODIUM OF THE BUILDING AND SCREENED WITH A TEXTURED, OPAQUE METAL PANEL WALL WITH ARCHITECTURAL ACCENT LIGHTING

IMPROVE PEDESTRIAN ORIENTATION
17-8-0905 Pedestrian Orientation

- SAFE ATTRACTIVE SIDEWALKS
- STREET-LEVEL ACTIVE SPACES
- EXPRESSED ENTRIES
- ACTIVE USE BASE WITH WINDOWS AND DOORS
- ENTRIES AS FOCAL POINTS
- MORE THAN 75% OF THE STREET FAÇADE IS VISUALLY ACTIVATED FROM RETAIL AND RESIDENTIAL LOBBIES
- BUILDING FAÇADE IS APPROPRIATELY SCALED TO THE PEDESTRIAN AT THE BASE OF THE BUILDING
- SIDEWALK WIDTHS HAVE BEEN INCREASED ALONG DESPLAINES STREET
17-8-0906 Urban Design

- Reinforces neighborhood urban features
- Has appropriate scale in bulk and density
- Signage will be appropriate in scale to neighborhood
- Building massing reinforces active street scape
- Aligns with neighboring buildings
- Building design and massing holds the street corner
- Building massing and form creates a sense of place
- A public dog park further actives the adjacent, existing heritage green park
• Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of generated trips will be reduced.

• The existing 250-space parking lot currently on the site generates a similar amount of traffic when compared with the Phase I residential development and approximately 35 percent of the estimated traffic to be generated by the full build-out during the peak hours.

• The existing street system can sufficiently accommodate the traffic to be generated by the proposed development as well as the addition of background growth with the implementation of recommended improvements / modifications.

• The proposed access drive to the parking garage on Jefferson Street will provide one inbound lane and one outbound lane with outbound movements under stop sign control. This drive will adequately accommodate all traffic entering and exiting the garage. Audio / visual warning devices will be provided at the Jefferson Street access drive to warn pedestrians of outbound vehicles.

• All loading will occur internally with access off Jefferson Street.

• The impact on the Frances Xavier Warde School drop-off/pick-up operations will be limited with access to the parking garage and loading docks restricted to Jefferson Street only.
On-Site Open Space Requirement (17-4-0410)

Phase 1 Required Area = 537 Units x 36 sf / unit = 19,332 sf
Phase 1 Provided Area = 34,500 sf

Phase 1+2 Required Area = 1053 Units x 36 sf / unit = 37,908 sf
Phase 1+2 Provided Area = 42,011 sf
17-8-0907 Building Design

- USE OF HIGH QUALITY DETAILS, MATERIALS AND FINISHES APPROPRIATE FOR THE PRIMARY STREET FACADE

BUILDING MATERIALS

PODIUM GLASS
TOWER GLASS 1
TOWER GLASS 2
ALUMINIUM MULLION FINISH
ANODIZED METAL PANEL FINISH
STONE ACCENT PAVERS
## Chicago Sustainable Development Policy 2017 - 01.12

### Compliance Paths

**Sustainable Design Certification**
- All Options Available: 160 / 183 (25%)
- LEED Platinum: 95 / 100 (95%)
- LEED Gold: 90 / 100 (90%)
- LEED Silver: 80 / 100 (80%)
- Green Globes 4-Globes: 60 / 60 (100%)
- Green Globes 3-Globes: 50 / 60 (83%)
- Green Globes 2-Globes: 40 / 60 (67%)
- Living Building Challenge: 100 / 100 (100%)
- Enterprise Green Communities*: 80 / 100 (80%)
- PaintsHouse: 70 / 100 (70%)

*Only available to affordable housing projects funded by DPD’s Housing Bureau

### Planned Development Projects (PO) - New Construction
- 100 points required

### TIF Funded Development Projects (TIF) - New Construction
- 100 points required

### DPD Housing, Multi-family (5 units) Projects (DPD-H MF) - New Construction
- 100 points required

### PO, TIF, DPD-H MF and Class L - Renovation Projects*
- 25 points required

### Substantial Renovation Projects
- 25 points required

*Does not apply to TIF assistance of less than $1M (excluding but not limited to TIF-NP, TIF Purchase Rehabs, Streamlined TIF and SDF programs)

### Sustainable Development Policy

**Compliance Options**
- Points Required

<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
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<td>1. Active NRM</td>
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<td>2. Designto Earn in Energy Star</td>
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<td>3. Electric Energy Code</td>
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<tr>
<td>5. 10 Year Diameter for Stormwater</td>
<td>10</td>
</tr>
<tr>
<td>6. 10 Year Diameter for Stormwater</td>
<td>10</td>
</tr>
<tr>
<td>7. 10 Year Diameter for Stormwater</td>
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<td>8. 10 Year Diameter for Stormwater</td>
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### Sustainable Strategies Menu

- Energy
- Stormwater
- Landscapes
- Green Roofs
- Water
- Transportation
- Solid Waste
- Work Force
- Wildlife

**Compliance Paths**

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<td>10. 10 Year Diameter for Stormwater</td>
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Stormwater Management

- REGULATED DEVELOPMENT REQUIRING BOTH RATE AND VOLUME CONTROL
- ANTICIPATED NEED FOR DETENTION VAULT
- VOLUME CONTROL WILL BE ACHIEVED THROUGH THE USE OF GREEN ROOFS
**ARO Summary**

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<tr>
<th>unit</th>
<th>how many?</th>
<th>% of total</th>
<th>ave. square footage</th>
<th>how many?</th>
<th>% of total</th>
<th>ave. square footage</th>
<th>affordable v. market square footage*</th>
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<tr>
<td>studio</td>
<td>426</td>
<td>40%</td>
<td>451.0</td>
<td>10</td>
<td>0.9%</td>
<td>444.6</td>
<td>99%</td>
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<tr>
<td>one-bed</td>
<td>354</td>
<td>34%</td>
<td>631.2</td>
<td>9</td>
<td>0.9%</td>
<td>599.6</td>
<td>95%</td>
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<tr>
<td>two-bed</td>
<td>123</td>
<td>12%</td>
<td>949.9</td>
<td>4</td>
<td>0.4%</td>
<td>951.3</td>
<td>100%</td>
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<tr>
<td>three-bed</td>
<td>8</td>
<td>1%</td>
<td>1625.0</td>
<td>0</td>
<td>0.0%</td>
<td>0.0</td>
<td>NA</td>
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<tr>
<td>four-bed</td>
<td>116</td>
<td>11%</td>
<td>1360.6</td>
<td>3</td>
<td>0.3%</td>
<td>1360.6</td>
<td>102%</td>
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<tr>
<td>total</td>
<td>1027</td>
<td>97.5%</td>
<td>26</td>
<td>2.5%</td>
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**Tier 1 ARO Unit Locations**

- 1053 Total Units
- 105 ARO Units Required (10%)
- 26 ARO Units Provided On-Site (2.5%)
- $14,847,181 In Lieu Fee (7.5%)
ECONOMIC AND COMMUNITY BENEFITS

• 300-400 Construction workers on site to be hired from within the community/ward when possible and will be encouraged to utilize public transportation to travel to & from site

• Permanent, On-site Jobs:
  • Retail – 300 - 500 SF per Employee Dependent on retail footprint & Usage
  • Residential – 2-6 Concierges (shift work 24/hr. coverage), 4-8 Common area cleaning Staff, 4-6 On site maintenance, 4 Leasing staff

• Enhanced Pedestrian Experience
• New, Active Neighborhood Retail

• City Participation Goals:
  • 26% MBE
  • 6% WBE
  • 50% City Residents

• $ 5,480,961.02 Neighborhood Opportunity Fund
• New Annual Property Tax Revenue and Construction Cost:

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<th>601 MONROE</th>
<th>PROPERTY TAX (annual)</th>
<th>HARD + SOFT COST</th>
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<tr>
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<td>UNTRENDED</td>
<td>TRENDED</td>
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<tr>
<td>PHASE 1</td>
<td>2,665,000</td>
<td>3,129,000</td>
</tr>
<tr>
<td>PHASE 2</td>
<td>2,515,000</td>
<td>3,065,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5,180,000</td>
<td>6,194,000</td>
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DPD Recommendations

• The proposed development is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
• The proposal promotes economically beneficial development patterns (17-8-0103);
• The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
• The proposal is designed to reinforce desirable urban features in the surrounding area;
• The building has a clearly defined base, mid-section, and top (17-8-0907-C-1);
• The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
• The project is designed to promote pedestrian interest, safety, and comfort 17-8-0905-A).