

EXHIBIT 2

Commission on Chicago Landmarks
Recommendation to the City Council

- see attached

CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS
March 6, 2025

RECOMMENDATION TO THE CITY COUNCIL THAT
A CLASS L REAL ESTATE TAX REDUCTION BE APPROVED FOR

111 West Monroe Street
Harris Trust & Savings Bank

To the Mayor and Members of the City Council of the City of Chicago:

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of the building at 111 West Monroe Street (the "Building," and its rehabilitation, the "Project"), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive (the "Class L"); and

Whereas, the building was preliminary recommended as a Chicago Landmark by the Commission on September 12, 2024; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance; and,
4. Recommends, conditioned upon a final determination by the Commission and the City Council to designate the building as a Chicago Landmark, that the Project be approved for the Class L incentive.

The above recommendation was passed unanimously (8-0).


Ernest C. Wong
Chairman

Dated: March 6, 2025

EXHIBIT A – PROJECT BUDGET
111 W. Monroe Street Class 1 Budget w/ GC Breakdown by Trade

Category	Non-Eligible Costs	Eligible Costs	Total Costs
Building Acquisition	30,000		30,000
Hard Costs			
General Conditions, including: Project management + field staff Accounting/procurement/contract admin Jobsite office expenses Scheduling & coordination		3,144	3,144
Site Work		2,263	2,263
Cutting & Patching Structure		2,609	2,609
Demolition		7,104	7,104
Concrete		115	115
Masonry		748	748
Metals		4,533	4,533
Wood & Plastics		1,864	1,864
Thermal & Moisture Protection		2,317	2,317
Doors & Windows		10,087	10,087
Walls/Ceilings/Floors Assembly		19,416	19,416
Signage (egress & other req'd by code)		181	181
Cabinetry/Storage	852		852
Equipment (window washing & trash systems)		150	150
Permanent Furnishings		4,014	4,014
Special Construction	629		629
Conveying Systems		3,546	3,546
Plumbing		8,479	8,479
Fire Protection		1,793	1,793
HVAC		8,154	8,154
Electrical		10,766	10,766
General Requirements, including: Cleaning Temp safety equipment Temp protection and weather barriers Temp utility consumption and facilities Pest control		2,036	2,036
Sub-Total	1,481	93,319	94,800
Contingency/GC Fees/Insurance			
CM Fee		850	850
Insurance		750	750
Sub-total		1,600	1,600
Hard Cost Subtotal	1,481	94,919	96,400
Soft Costs			
A&E Fees		3,100	3,100
Interior Design	600		600
Other Consultants		300	300
Developer Fee		4345	4,345
CM Fee			-
Project Mgmt Fee & Admin		750	750
Permits & Fees		850	850
Legal Fees		500	500
Historic Tax Credit Fees & Costs		600	600
Financing Costs & Fees	900		900
CP Interest - (Hotel senior Loan \$60m @ 50% for 15 mos. @ 8%)	2,800		2,800
CP Interest Reserve - Incentives Bridge Loan	1,400		1,400
CP Insurance	-		-
CP Real Estate Tax (3 Years @ \$1.75m per year)	1,500		1,500
Hotel FF&E	11,445		11,445
Pre-Opening, Marketing & Models	1,400		1,400
General Contingency		2,110	2,110
Soft Cost Sub-Total	20,045	12,555	32,600
Total Development Cost	51,526	107,474	159,000

EXHIBIT B

HOTEL SCOPE OF WORK

General. All work affecting the significant historical and architectural features shall be done in accordance with the following:

- The City of Chicago's building permit review procedures and the Landmarks Ordinance, 2-120- 580 et seq. of the Municipal Code of Chicago.
- The review and approval of the Commission.
- The U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings (the "Standards") and the Guidelines for Alterations to Historic Buildings and New Construction, adopted by the Commission on March 4, 1992.
- Historic photographs, architectural drawings, and any other available archival documentation of the building, to be investigated and assembled by the property owner.
- The following drawings and any Commission/PRC conditions of approval:
 - Drawings prepared by Stantec submitted for PRC, dated May 24, 2024, the PRC conditions of approval dated June 24, 2024, Class L plans, dated February 14, 2025 with Feb 27, 2025 revisions, and any Commission/PRC conditions of approval that may occur during the duration of the project.

Required Approvals. All work must be submitted to the Commission staff for prior review and approval. The Commission staff may require as part of its review, as appropriate, material samples, paint colors and finishes, shop drawings, specifications, mock-ups, test patches, and control samples.

Required Work.

Exterior

Work Shall Include:

- Install new transparent back-up railings and wind guards at exterior terraces and new roof deck area.
- Replace windows where some were bricked in on the south elevation.
- Window Scope: Install new, clear glazed window panels on the interior side of all window openings to create thermal insulation.
- Provide new roofing and terrace systems as required.
- Reclad and add glazed openings on existing mechanical penthouse.
- Extend elevator overrun for extended travel of existing elevators to serve the rooftop amenity deck.
- Comply with building and energy code requirements

Interior

Work Shall Include:

- Install new window wall system to enclose three sides of the new courtyard.
- Add new feature wall/structural support on the West side of the courtyard adjacent to 115 S. LaSalle as needed.
- Demising walls terminating at the exterior curtain wall shall die into an existing structural column and/or window mullion. Setbacks from the exterior glazing will be required to maintain visual transparency at glazed openings, as conditioned by the Permit Review Committee's approval.
- Replace all internet and communications systems as needed.
- All existing MEP/FP equipment and systems to be demolished and replaced except potentially the following:
 - Chillers located on the B3 basement level with addition of new pumps.
 - ComEd transformers, pending approval from ComEd.
- Level 1 will include build out and interiors for the new reception and concierge for the hotel. Existing office lobby in the center building will remain largely intact restoring the historic columns that support the double height space and decorative ceiling, with work limited to areas of modification such as the removal of the escalators and enhancements needed for new hotel uses.
- Level 2 will include the build-out and interiors for hotel meeting and event spaces along with renovation of the existing kitchen and private dining rooms.
- Levels 3-10 will include build-out and interiors for the hotel rooms, amenities, and common/core areas in both buildings. Level 3 will include a pre-function/event space with double height space from approximately column lines E to F.1 and 4 to 7 in the center of the building with direct access to the courtyard. Level 4 and 5 will include hotel amenity and/or BOH space in the center of the buildings. Level 10 will include a hotel spa in the center of the building. A fitness center for hotel guests and residents will also be included on L11.
- A portion of the existing slabs in the center of the Center building (9 structural bays) will be demolished, pending analysis of the existing structure by the structural engineer, from Level 4 up to the roof, to provide a light well for the interior facing hotel rooms and the creation of a courtyard garden at level 3.
- Vertical Transportation Scope:
 - The existing North elevator shafts and cars in the Center building will be used for the hotel guest room and amenity levels (Cars 2-5), including extending 2 cars (Cars 4-5) up to the Level 23 & Level 24, Rooftop Hotel and Residential Amenity Deck.
 - The existing South elevator shafts and cars in the Center building will be used for loading at the hotel levels (Cars 13 and 25). Car 13 will extend to the L23 hotel amenity deck floor. Car 13 will stop at the last hotel guest room floor (L11) allowing for additional usable area for residential at the Car 25 vestibule at L12 and above. Car 25 will extend to L24.
 - Two existing elevators and shafts in the Center building lobby will be demolished and infilled (Cars 6-7). Alternate to refurbish existing cabs and install new machines at Level 10.

- Two existing elevators and shafts in the Center building lobby will be demolished and infilled (Cars 8-9). Alternate to refurbish existing cabs and install new machines at existing location.
- The reuse of the existing elevator cars/rails, including historical/landmark relevance, will be evaluated in the Feasibility Study.
- Development of 327 hotel rooms.

Sustainable features:

- The project will meet the Chicago Sustainability Development Matrix for Moderate Renovation Projects – seeking 50 points
 - Designed to Earn Energy Star – 30 points
 - Proximity to Transit Station – 5 points
 - Bike Parking Residential - 5 points
 - Charger Readiness - 5 points
 - CTA Digital Display – 5 points

Work shall occur in accordance with permit drawings for the Project, to be reviewed and approved by the staff of the Commission on Chicago Landmarks.

Additional Work:

- Any exterior canopies, signage, and exterior illumination shall be reviewed and approved by the Commission prior to installation.