



# City of Chicago



SO2019-1388

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/13/2019

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 1200-1234 W  
Randolph St and 146-162 N Racine Ave - App No. 19984

**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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

The public alley next north of West Randolph Street; North Racine Avenue; West Randolph Street; and a line 315.78 feet west of North Racine Avenue

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by:

The public alley next north of West Randolph Street; North Racine Avenue; West Randolph Street; and a line 315.78 feet west of North Racine Avenue

to those of a Business Planned Development which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address: 1200-34 West Randolph Street/146-62 North Racine Avenue

## BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 46,174 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, 1234 West Randolph Developer, 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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 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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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 sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Sub-Area, and Property Line Map; a Site Plan; a Landscape Plan, a Sub-Area A Ground Floor Plan; a Roof Plan; Building Elevations; and Axonometric Plans 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Sub Area A: Hotel, Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patios and liquor sales); Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Medical Service; Office; Personal Service; Retail Sales; Participant Sports and Recreation; Co-located Wireless Communications Facilities; accessory parking and accessory uses.

Sub Area B: Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (all and including at-grade and above-grade, outdoor patio – including roof top deck and liquor sales); Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Medical Service; Office; Personal Service; Retail Sales; Participant Sports and Recreation; Co-located Wireless Communications Facilities; Production of beer, wine and spirits; Large Venue; accessory parking 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.

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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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 46,174 square feet and a base FAR of 5.0, with the total FAR allowed under this Planned Development of 5.0.

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 the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. 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.

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.

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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 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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 a DX-5 Downtown Mixed-Use District.

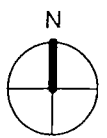
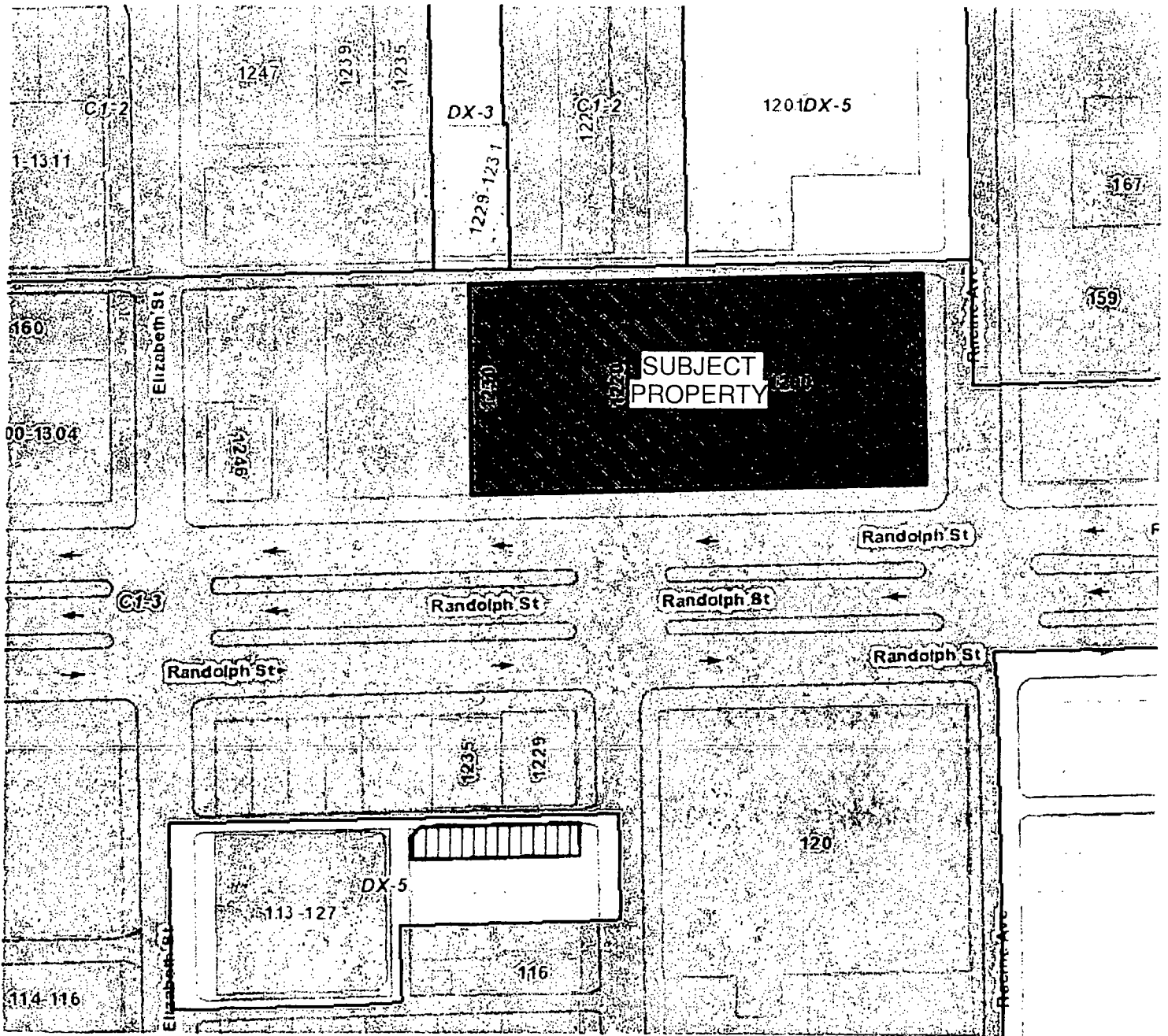
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## BUSINESS PLANNED DEVELOPMENT PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA TABLE

<u>Net Site Area:</u>	46,174.00 sq. ft.
Sub-Area A:	18,375.00 sq. ft.
Sub-Area B:	27,799.00 sq. ft.
<u>Area remaining in the public right-of-way:</u>	31,351.53 sq. ft.
Sub-Area A:	10,542.57 sq. ft.
Sub-Area B:	20,808.96 sq. ft.
<u>GROSS SITE AREA:</u>	77,525.53 sq. ft.
Sub Area A:	28,918.38 sq. ft.
Sub Area B:	48,607.15 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	4.0
Sub-Area A:	8.40
Sub-Area B:	1.10
<u>MAXIMUM NUMBER OF HOTEL KEYS:</u>	259
Sub-Area A:	259
Sub-Area B:	0
<u>MAXIMUM BUILDING HEIGHT:</u>	197 feet 4 inches
Sub-Area A:	197 feet 4inches
Sub-Area B:	30 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	0
Sub-Area A:	0
Sub-Area B:	0
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	2
Sub-Area A:	1
Sub-Area B:	1
<u>BICYCLE PARKING:</u>	20
Sub-Area A:	20
Sub-Area B:	0
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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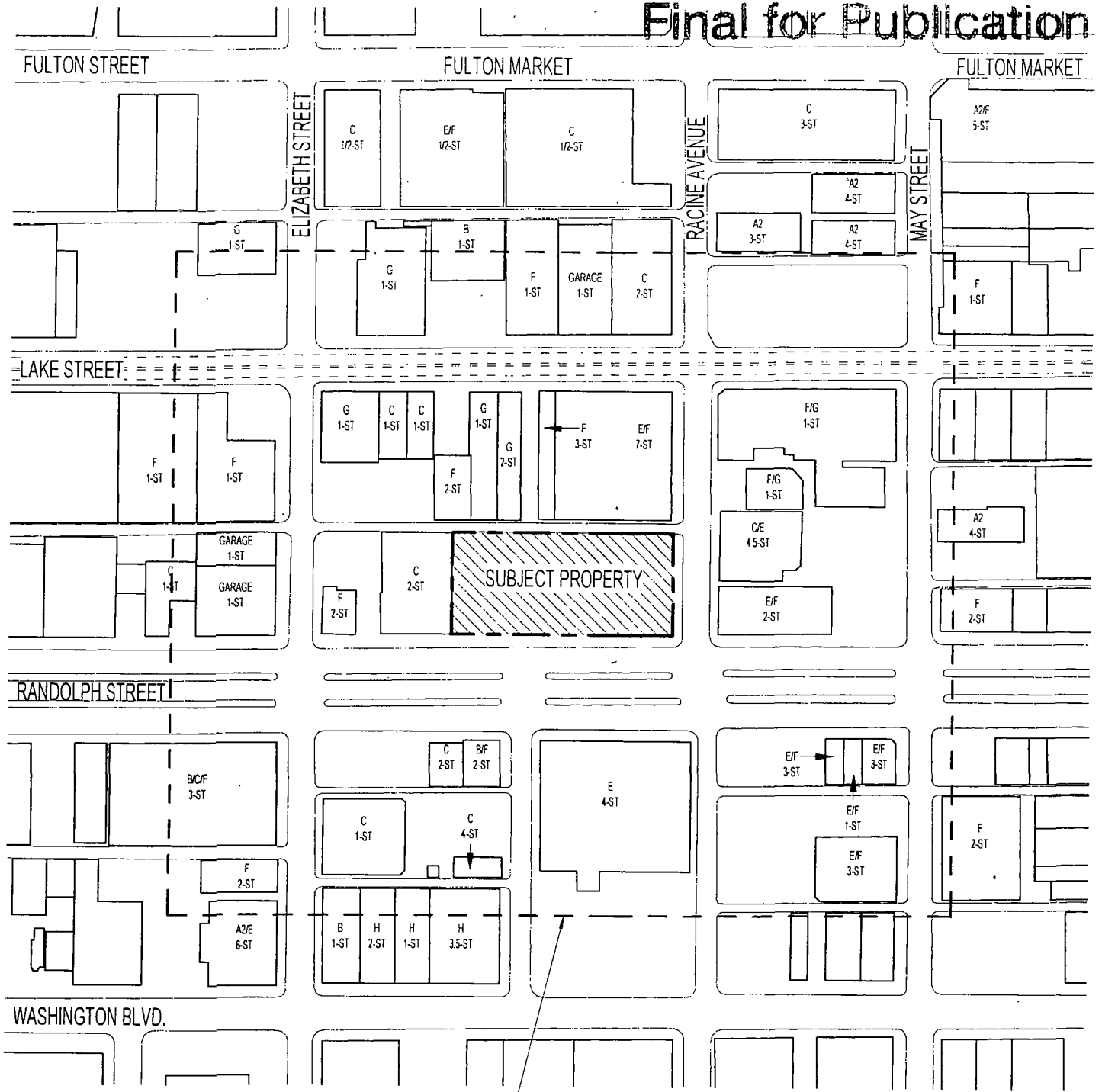


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Scale

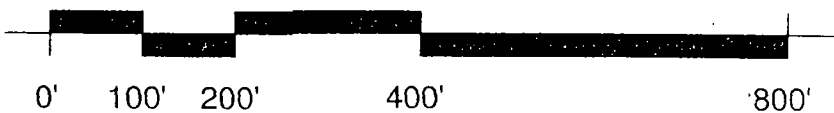
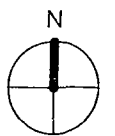
EXISTING ZONING MAP





400' PROPERTY  
BOUNDARY OFFSET

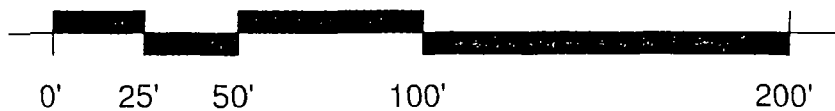
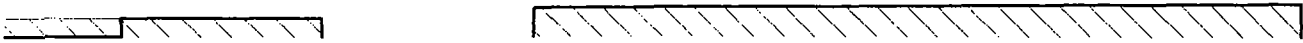
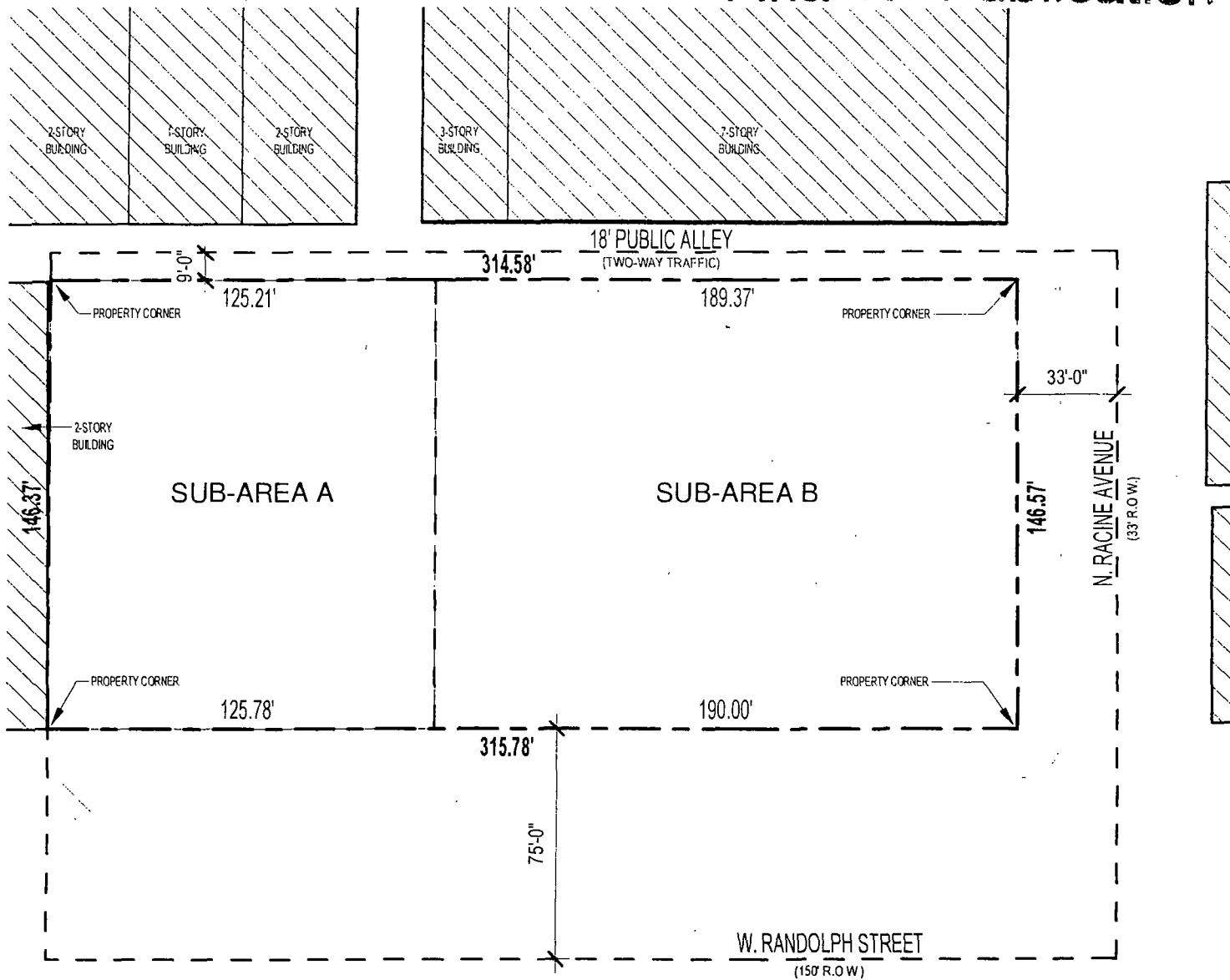
KEY	
A2	= MULTIPLE DWELLINGS
B	= INSTITUTIONAL UNITS
C	= ASSEMBLY UNITS
E	= BUSINESS UNITS
F	= MERCANTILE UNITS
G	= INDUSTRIAL UNITS
H	= STORAGE UNITS



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	Scale: 1" = 200'-0"

## EXISTING LAND USE MAP

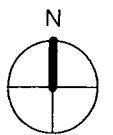
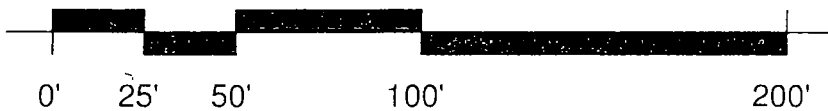
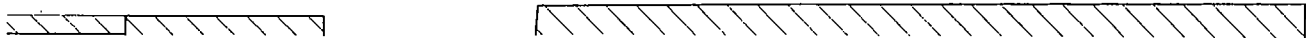
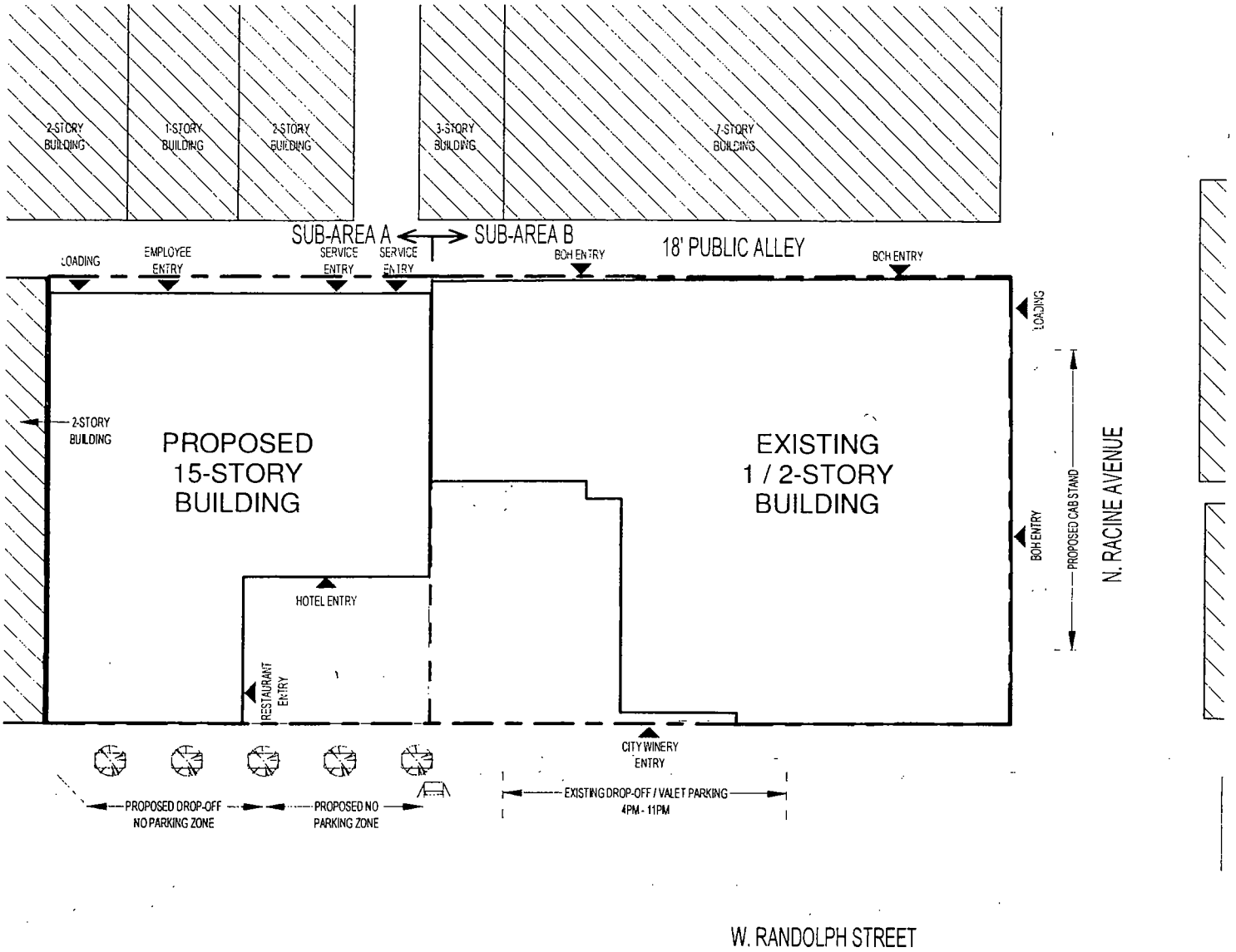
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Scale: 1" = 50'-0"

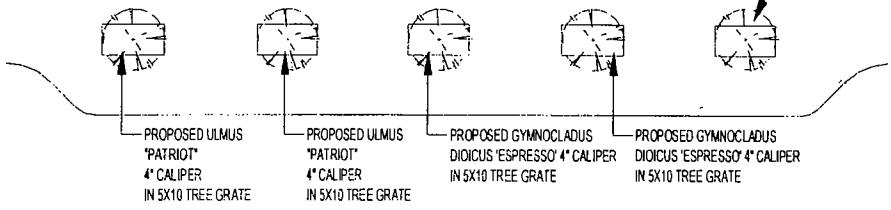
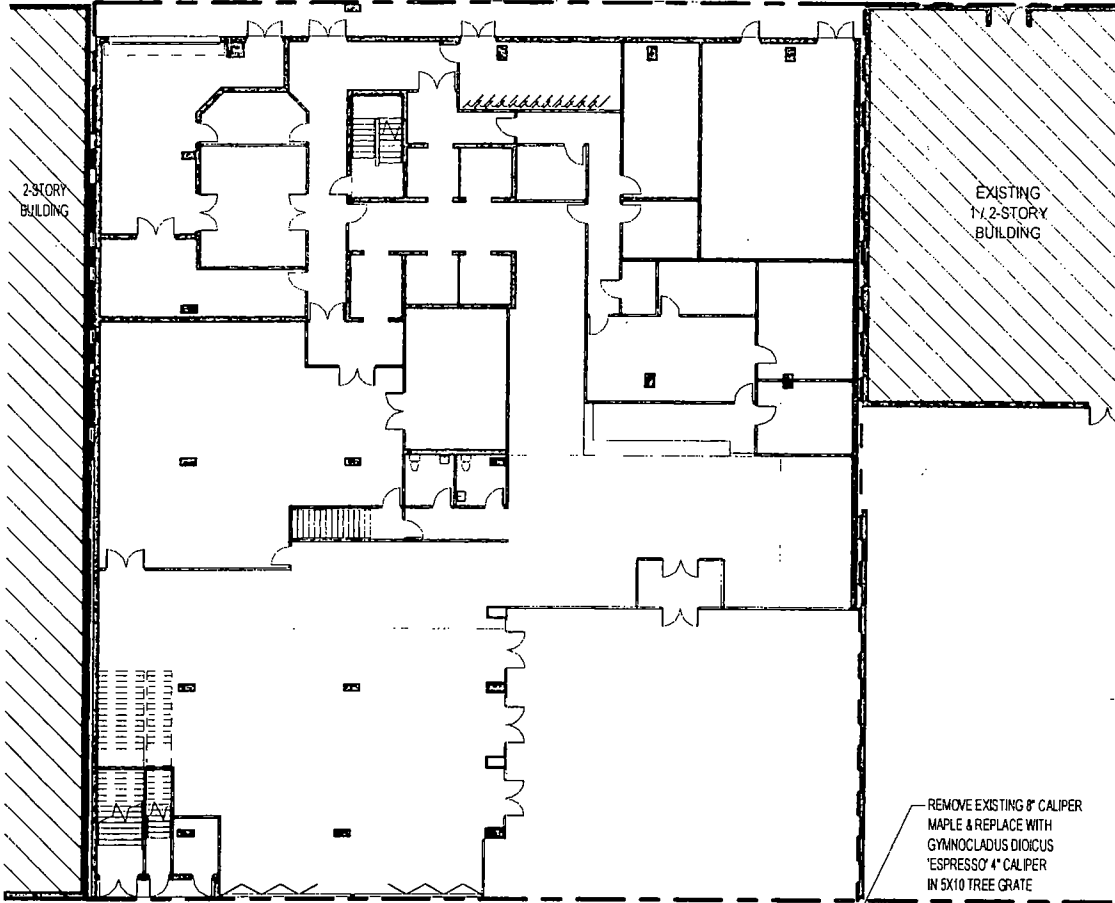
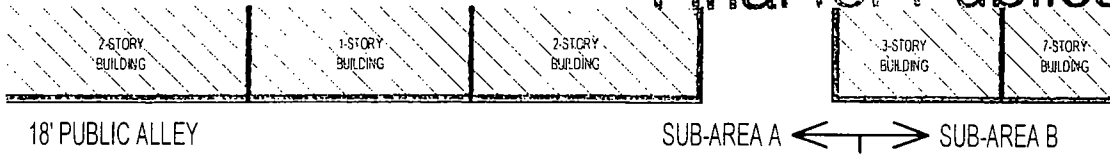
PLANNED DEVELOPMENT BOUNDARY,  
SUB-AREA & PROPERTY LINE MAP



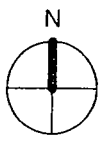
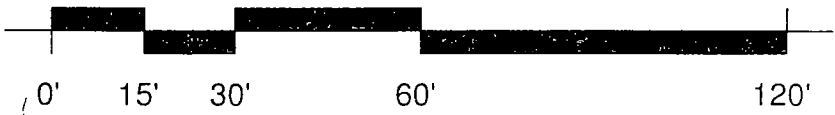
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Scale: 1" = 50'-0"

## OVERALL SITE PLAN



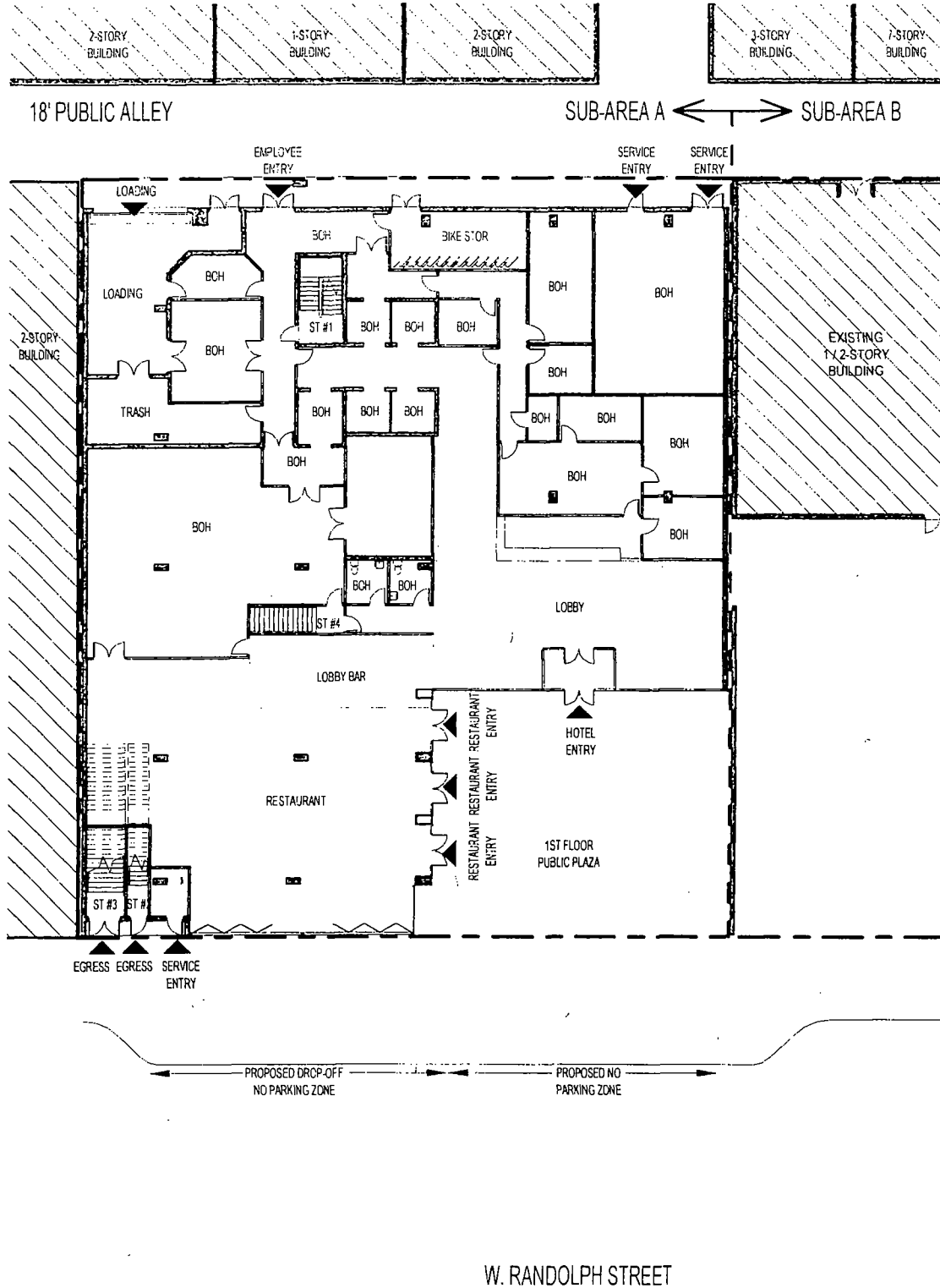
W. RANDOLPH STREET



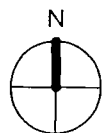
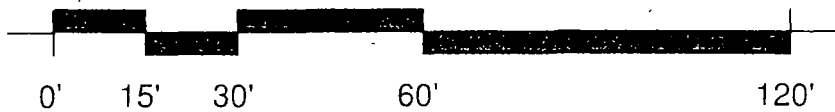
Applicant.	1234 West Randolph Developer, LLC
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Scale: 1" = 30'-0"

## LANDSCAPE PLAN



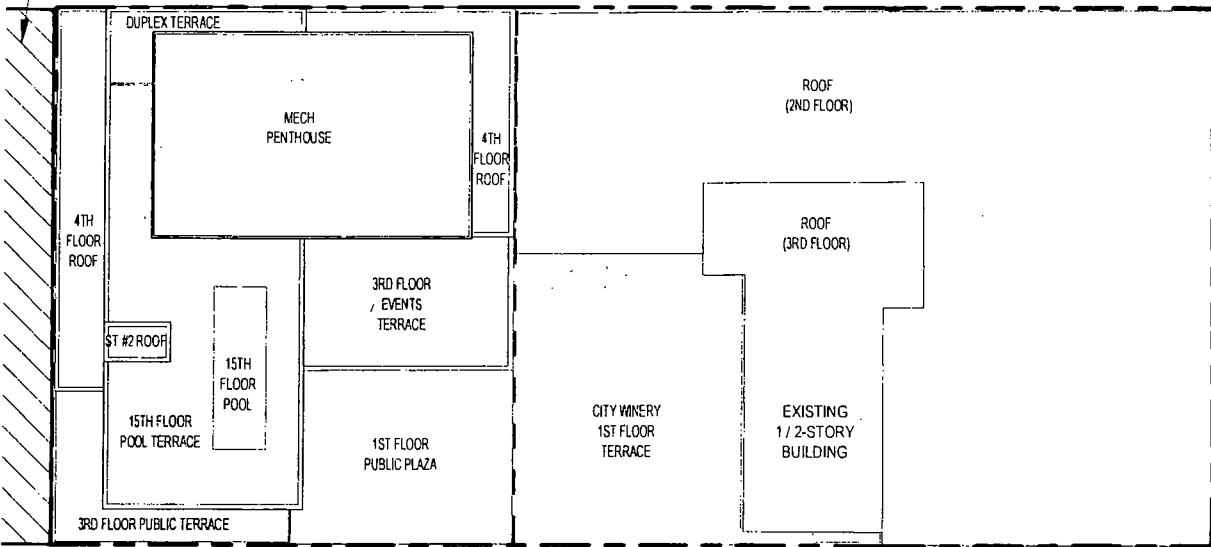
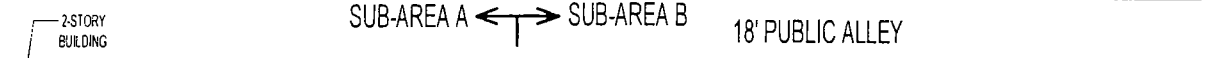
W. RANDOLPH STREET



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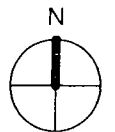
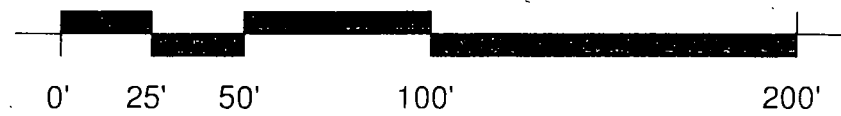
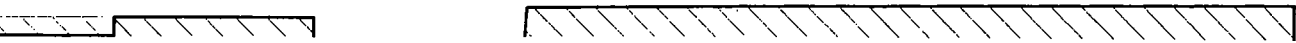
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## SUB-AREA A - GROUND FLOOR PLAN



N. RACINE AVENUE

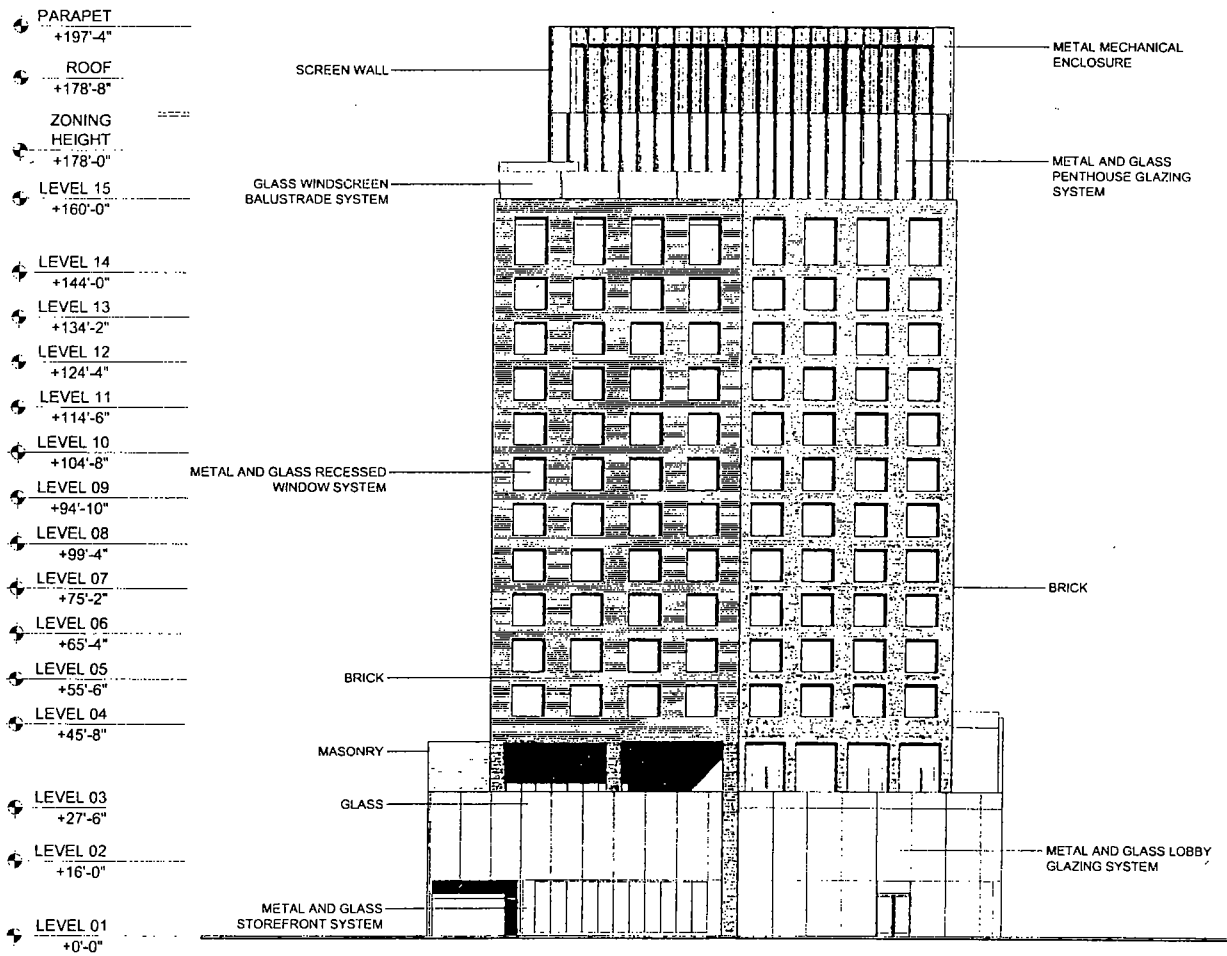
W. RANDOLPH STREET



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Scale: 1" = 50'-0"

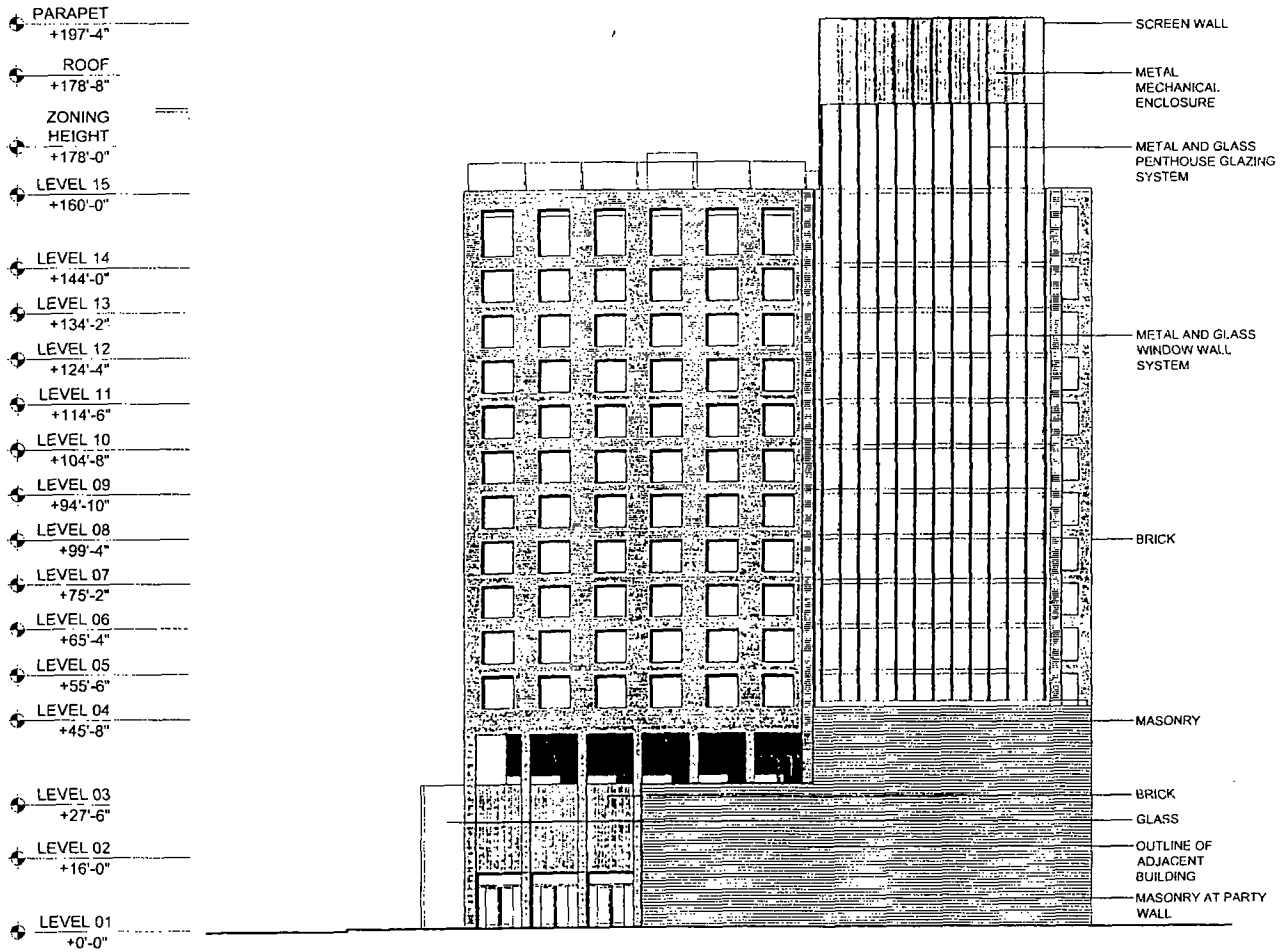
OVERALL ROOF PLAN



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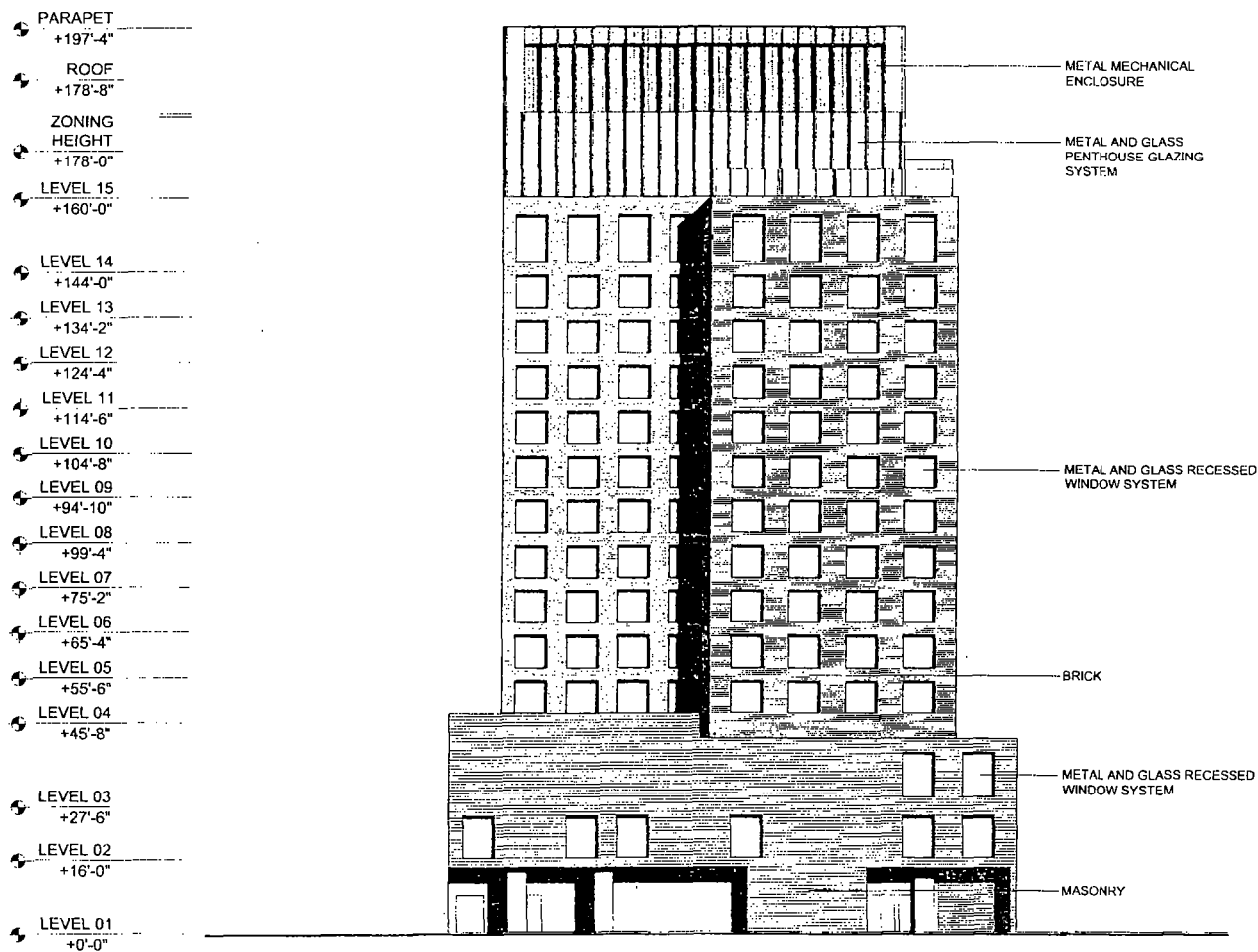
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SOUTH ELEVATION

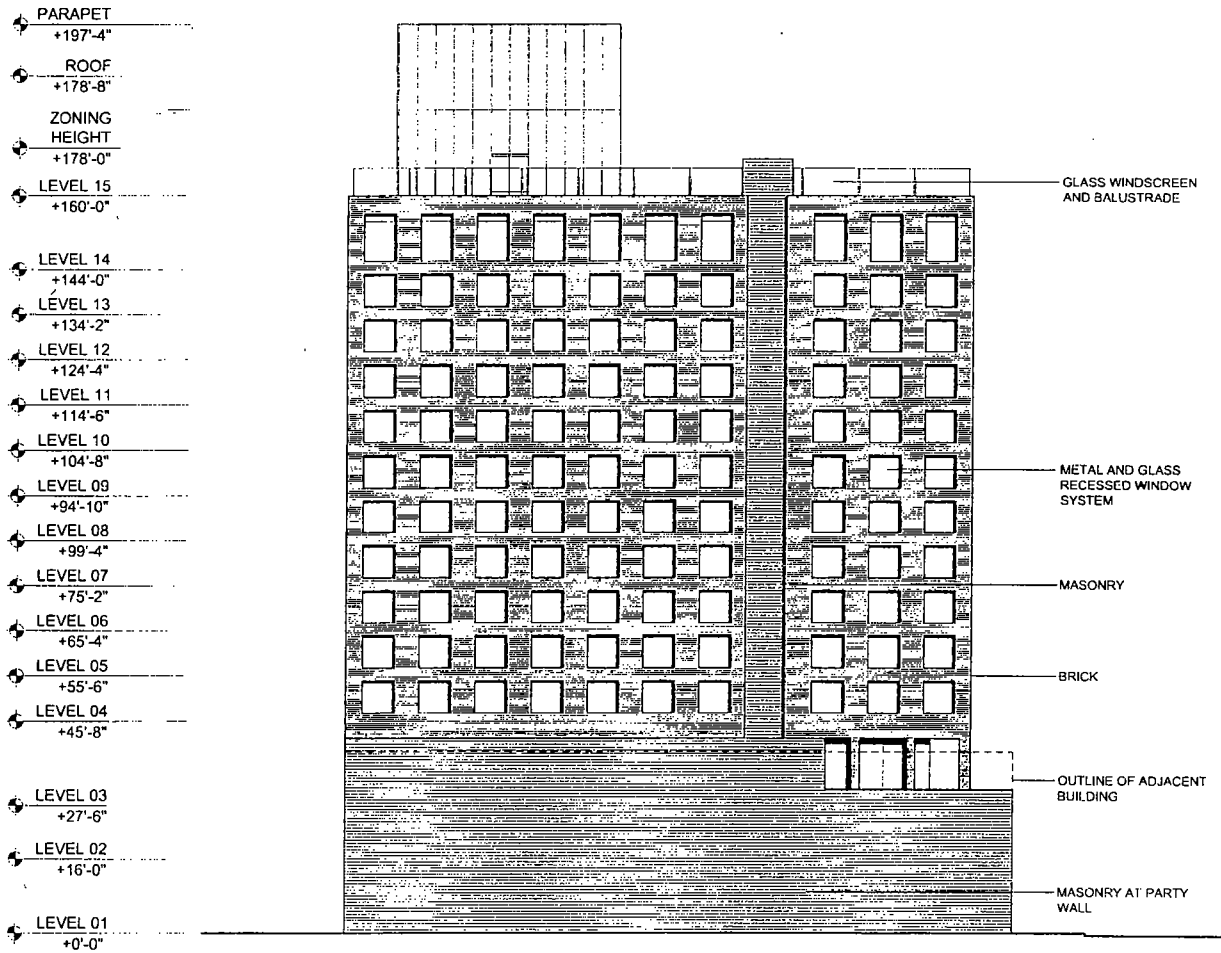


Applicant:	1234 West Randolph Developer, LLC	EAST ELEVATION
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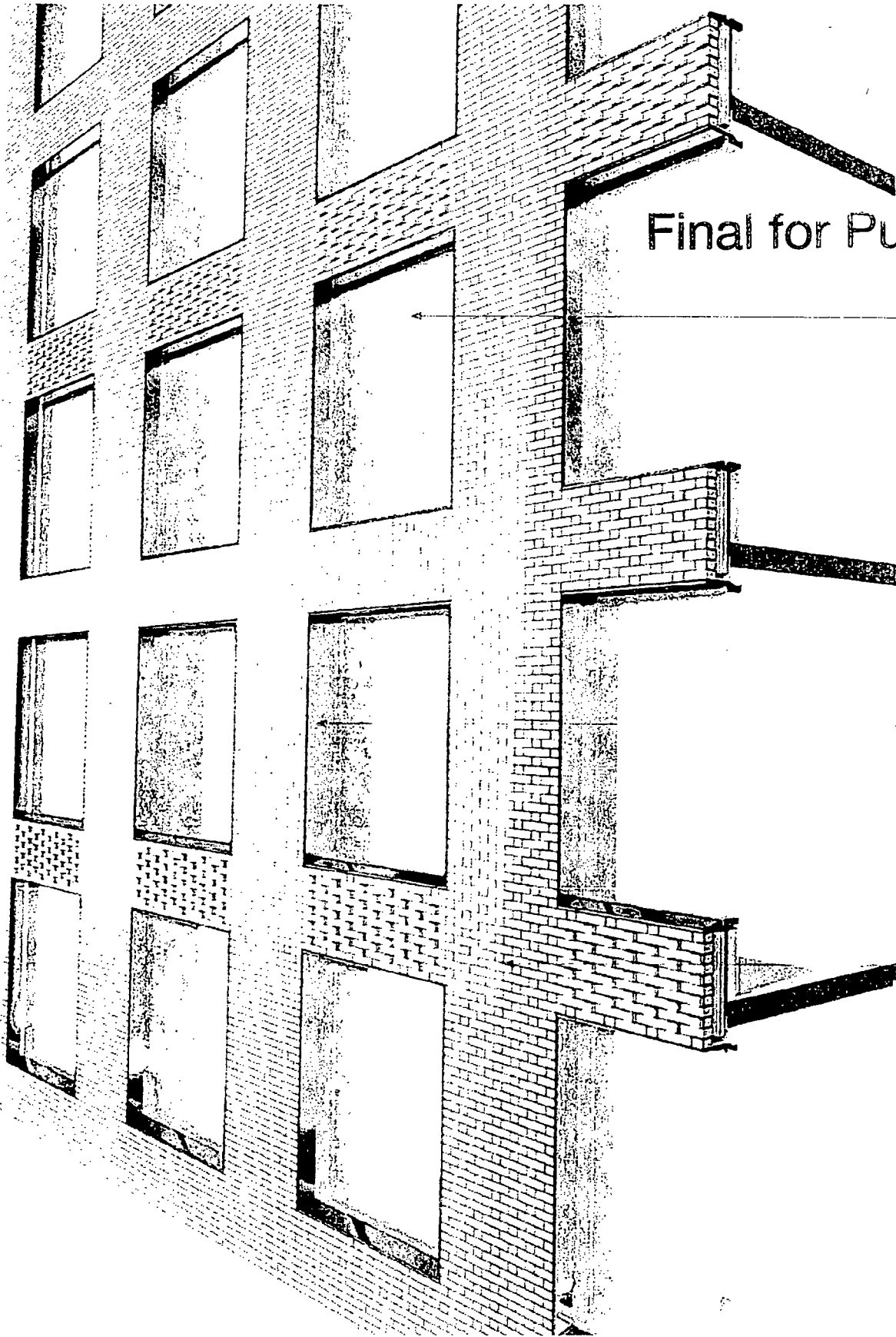




Applicant:	1234 West Randolph Developer, LLC	NORTH ELEVATION
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		Scale: 1" = 40'-0"



Applicant:	1234 West Randolph Developer, LLC	WEST ELEVATION
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GLASS

METAL FRAMING

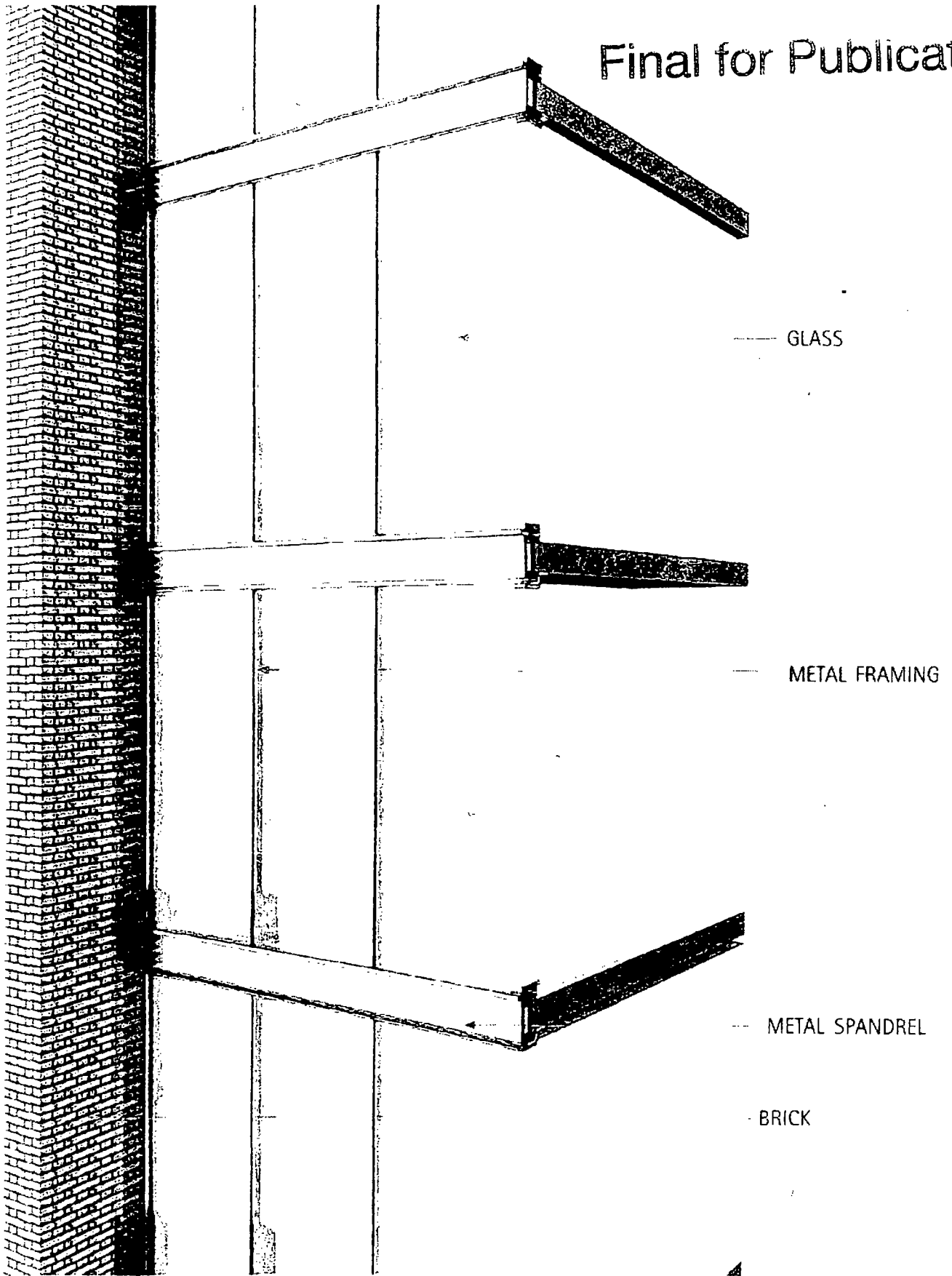
BRICK

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Scale:

AXONOMETRIC - TYPICAL FACADE

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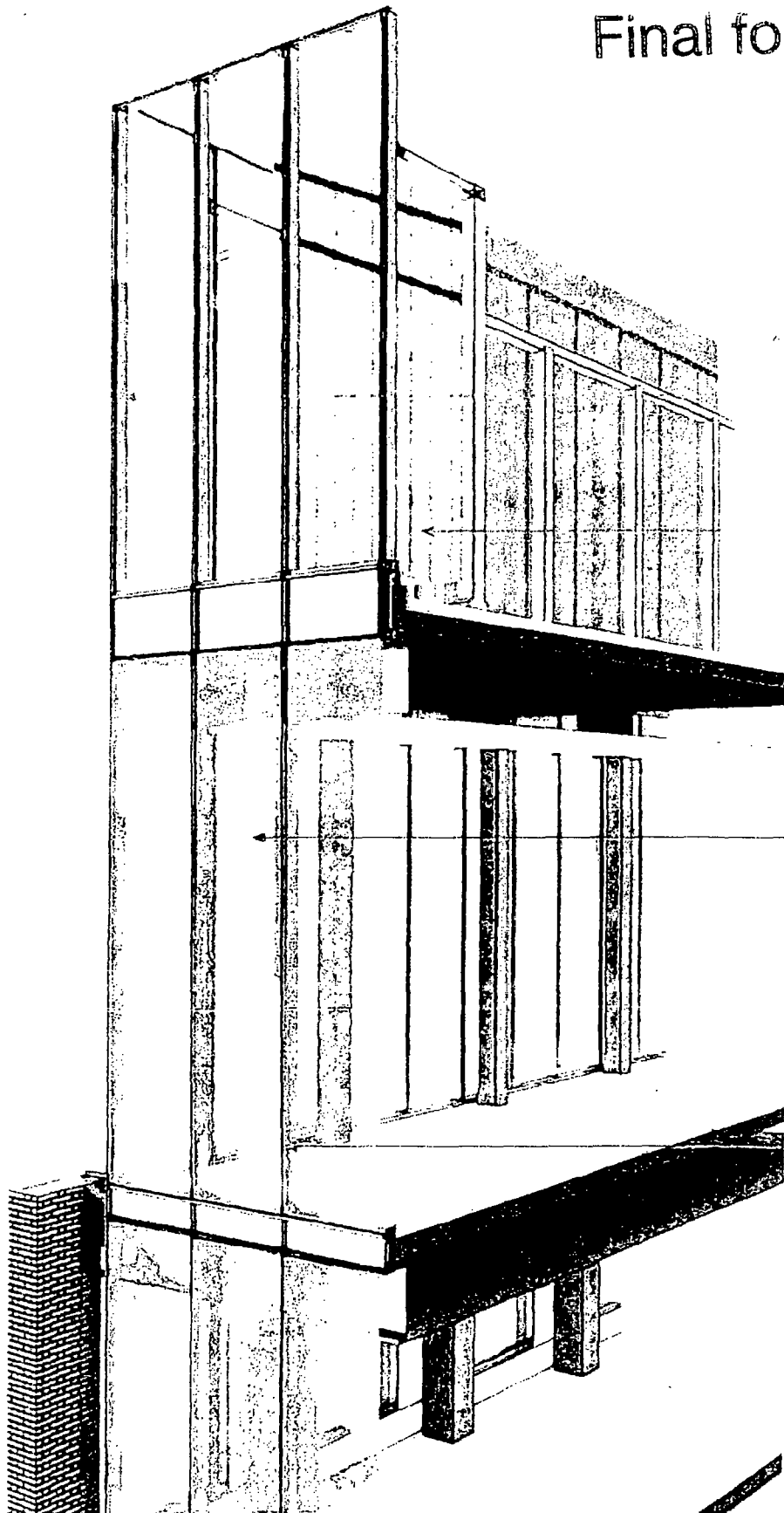
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Scale:

AXONOMETRIC – EAST FACADE

MECHANICAL  
PENTHOUSE  
LEVEL

LEVEL 15



METAL FRAMING

METAL CLADDING

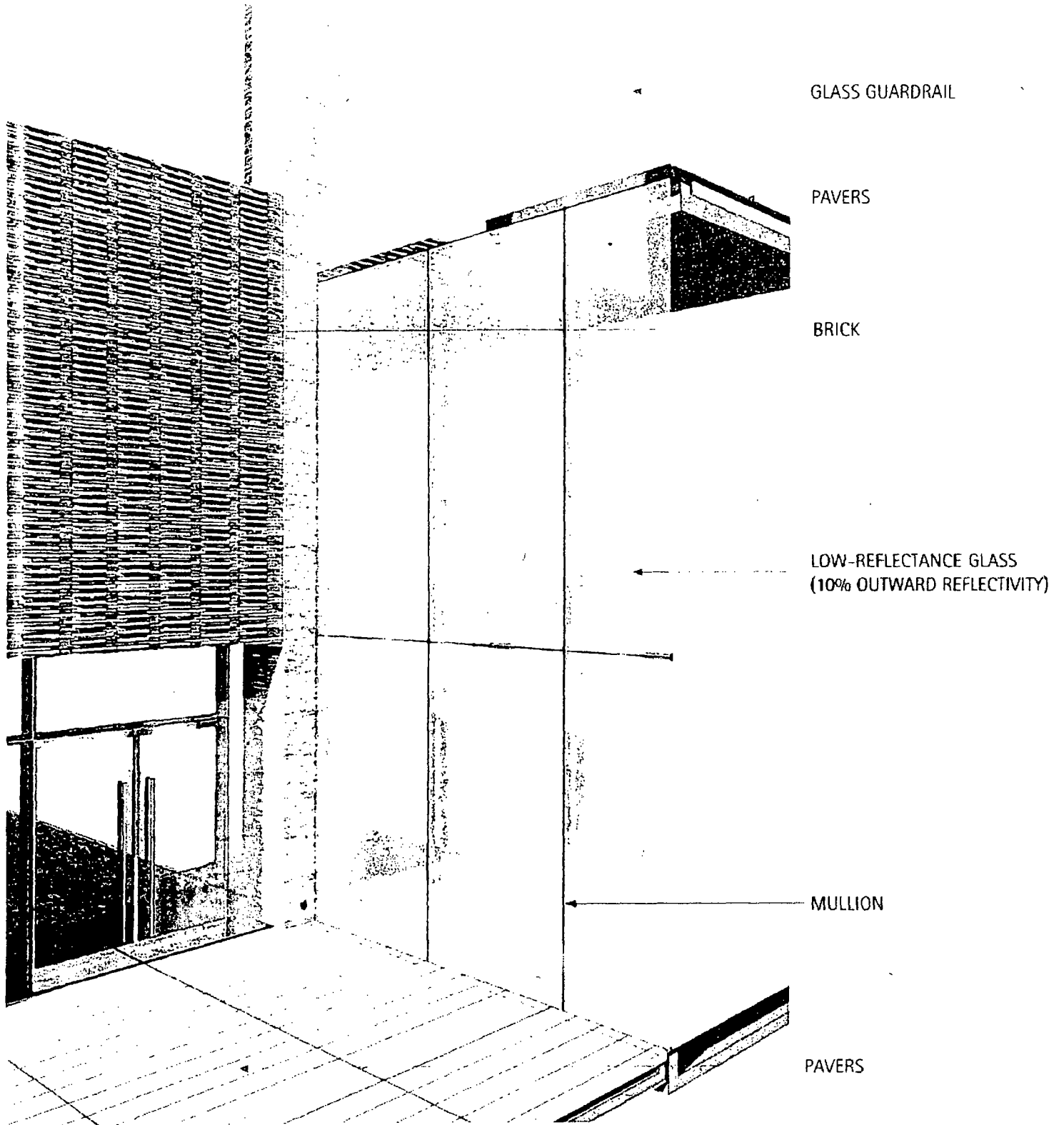
GLASS

METAL FRAMING

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AXONOMETRIC – ROOF FACADE



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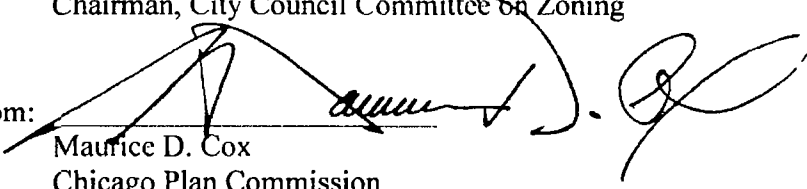
AXONOMETRIC – LOBBY FACADE



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: November 21, 2019

Re: Proposed Planned Development for the property generally located at 1234 West Randolph Street

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On November 21, 2019, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, 1234 West Randolph Developer LLC. A copy of the proposed planned development is 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 744-9476.

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

**To: CITY CLERK - FFP PACKET - App # 19994  
PROPOSED PLANNED DEVELOPMENT  
1200-1234 W. RANDOLPH**