



# City of Chicago



SO2017-7018

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 723-741 W Randolph St, 121-133 N Halsted St and 724-726 W Washington Blvd - App No. 19377
<b>Committee(s) Assignment:</b>	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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 1-F in the area bounded by:

North Halsted Street; West Randolph Street; a line 61.3 feet east of and parallel to North Halsted Street; and the south line of vacated West Court Place;

to those of a DX-7 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District and Residential-Business Planned Development Number 1230 symbols and indications as shown on Map 1-F in the area bounded by:

North Halsted Street; West Randolph Street; a line 217.82 feet east of and parallel to North Halsted Street; a line 192.26 feet south of and parallel to West Randolph Street; a line 218.79 feet east of and parallel to North Halsted Street; a line 78 feet north of and parallel to West Washington Boulevard; a line 212.3 feet east of and parallel to North Halsted Street; West Washington Boulevard; a line 151.34 feet east of and parallel to North Halsted Street; and the south line of vacated West Court Place;

to those of Residential-Business Planned Development Number 1230, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Address: 723-741 West Randolph / 121-133 North Halsted / 724-726 West Washington, Chicago, Illinois, Chicago, Illinois

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## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1230, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1230 ("Planned Development") consists of approximately 51,680 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Randolph Halsted LLC owns a portion of the Property and is the "Applicant" for this amendment with the authorization from the remaining property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

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

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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 17 Statements; a Bulk Regulations Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Sub-area Map; a Site Plan and Landscape Plan; Landscape Plant Lists and Details; Building Elevations (North, South, East and West) and Typical Window Wall Details prepared by Perkins Eastman Architects and dated July 19, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

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

Subarea A: Dwelling Units Above the Ground Floor, Lodging, Participant Sports and Recreation, General and Limited Restaurant, Tavern, Outdoor Patio (rooftop and at grade), Small and Medium Venues, Banquet or Meeting Halls, General Retail, Food and Beverage Retail Sales, Liquor Sales, Medical Service, Office, Personal Service, Day Care (accessory to Participant Sports and Recreation Use); Private Club; Co-located Wireless Communication Facilities, incidental and accessory uses and accessory parking.

Subarea B: General and Limited Restaurant, Tavern, Outdoor Patio (rooftop and at grade), Small and Medium Venues, Banquet or Meeting Halls, General Retail, Food and Beverage Retail Sales, Liquor Sales, Medical Service, Office, Personal Service, Private Club; Co-located Wireless Communication Facilities, incidental and accessory uses and accessory parking.

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 ("DPD"). Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 51,680 square feet and a base

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FAR of 7.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (List of all bonuses applied for and calculations)	FAR
Base FAR:	7.00
Affordable Housing:	0.45
	<i>(Reflects previously-approved bonus pursuant to 2007 ARO - 1.0 FAR approved for previous 23,247 sf site area)</i>
Neighborhoods Opportunity Bonus:	4.05
Total FAR:	11.5

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for 4.05 FAR of the bonus FAR (the "NOF Bonus"), 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 Sub-Area A; 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 NOF 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.

In this case, DPD has approved the Applicant's proposal to construct in-kind streetscape improvements on Randolph Street, as depicted on the Site and Landscape Plans (the "Project") in lieu of the Local Impact portion of the payment. Prior to the issuance of the first building permit for the Planned Development, the Applicant shall enter into an agreement with DPD specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the Commissioner of Planning and Development (the "Commissioner") deems necessary or desirable. The Applicant shall submit detailed site-specific cost estimates for the Project, drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the Project. The agreement must be in a form approved by the Corporation Counsel. The Applicant shall construct the Project in accordance with the requirements of Sec. 17-4-1005-E.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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

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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 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, 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, 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.
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

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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. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, as it existed at the time of the 2014 PD 1230 approval, the Applicant requested an increase in the floor area ratio for the Property of 23,347 square feet (i.e., 1.0 FAR for the previous site area of 23,347 square feet), as set forth in the bonus worksheet required under previous Section 17-4-1003-D. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") was required to either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. For the previously-approved 220 units, the Applicant had elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in previous Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$541,650.40 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in previous Section 17-4-1004, the terms of which are incorporated herein by this reference.

The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development No. 1230 to this amended Planned Development (PD) to add 150 additional permitted units triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The proposed amendment will add 150 additional permitted units in the PD. As a result, the Applicant's affordable housing obligation is 30

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affordable units (20% of 150), consisting of 15 First Units and 15 Additional Units. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to provide 10 Additional Units beyond the 15 Additional Units required under the Near North/Near West ARO Pilot Area Ordinance. The voluntary Additional Units will consist of units with a minimum of two bedrooms. The Applicant has asked the City, and the City has agreed, to regulate and monitor the 10 voluntary Additional Units in the same manner as it regulates and monitors the required Additional Units. The Applicant acknowledges and agrees that any reference to Additional Units in this Planned Development shall include the voluntarily-provided Additional Units as well as the required Additional Units.

The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate the Additional Units off-site. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago, at prices affordable to households at such income level, and is required to lease the Additional Units to households earning up to 80% or 100% of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income levels. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements and number of required Affordable Units to reflect any such change without amending the PD. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1230, AA**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf): 79,269

Subarea A: 57,377

Subarea B: 21,892

Area of Public Rights-of-Way (sf): 27,589

Subarea A: 15,059

Subarea B: 12,530

Net Site Area (sf): 51,680

Subarea A: 42,318

Subarea B: 9,362

Maximum Floor Area Ratio: 11.5

Subarea A: 13.36

Subarea B: 3.10

Maximum Permitted Dwelling Units:

Subarea A: 370

Subarea B: 0

Minimum Off-Street Parking Spaces:

Subarea A: 138

Subarea B: 0

Minimum Off-Street Loading Spaces:

Subarea A: 2 (10'x25')

Subarea B: None

Maximum Building Height:

Subarea A: 615'0"

Subarea B: Existing to remain

Minimum Setbacks: In accordance with plans

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### 2015 Affordable Housing Profile Form (AHP)

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

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 6/20/18

#### DEVELOPMENT INFORMATION

Development Name: 725 W. Randolph

Development Address: 725 W. Randolph St. Chicago, IL 60607

Zoning Application Number, if applicable: Dx7

Ward: 27th

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

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: Randolph Halsted LLC

Developer Contact: Will Tippens

Developer Address: 350 W Hubbard Chicago, IL 60654

Email: [wtippens@relatedmidwest.com](mailto:wtippens@relatedmidwest.com)

Developer Phone: (312) 274-3911

Attorney Name: Richard Klawiter

Attorney Phone: (312) 368-7243

#### TIMING

Estimated date marketing will begin: 1/1/21

Estimated date of building permit\*: 7/1/19

Estimated date ARO units will be complete: 7/1/21

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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

Kara Breems, DPD

Date

7-12-18

Developer/Project Manager

Date

7/12/18



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ARO Web Form

**Applicant Contact Information**

Name: Will Tippens

Email: wtippens@relatedmidwest.com

**Development Information**

**Address**

Submitted Date: 06/22/2018

Number From: 725

Number To: N/A

Direction: W

Street Name: Randolph Street

Postal Code: 60661

**Development Name**

725 W. Randolph

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

**Details**

ARO trigger: Downtown Planned Development

Total units: 150

Development type: Rent

**Requirements**

First ARO Units: 15 Additional ARO Units: 15 *+10 Voluntary Additional Units*

**How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 15

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 15

**How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 80% AMI

On-Site: 15

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 15

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Project Name: 725 W. Randolph Street  
 725 W. Randolph Street  
 Chicago, IL 60661  
 Unit: 1000 sq. ft.  
 1000 sq. ft.  
 1000 sq. ft.

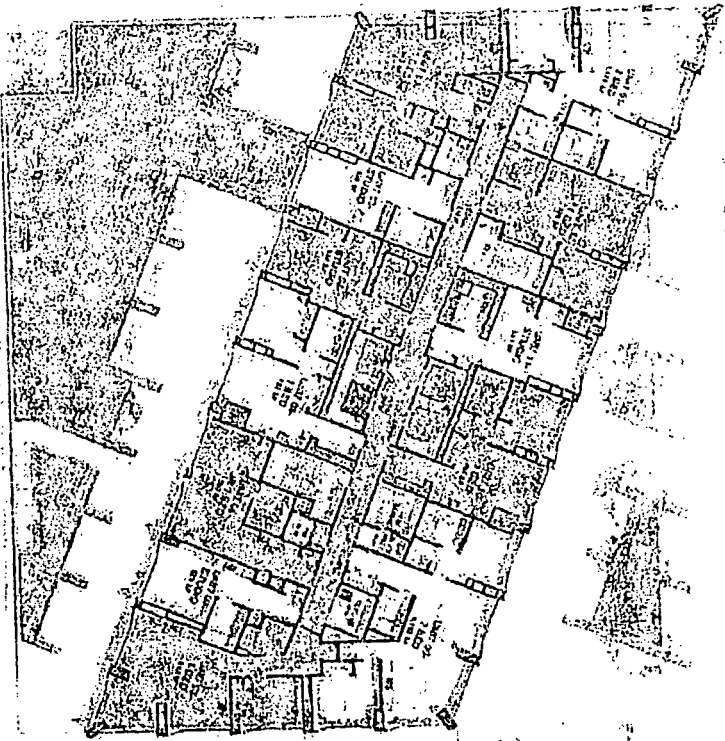
Unit in Project: 372  
 Total Affordable Units: 30

Appliances	Market Rate Unit	Affordable Unit
Refrigerator	Yes - for rent	Yes - for rent (same as market rate unit)
Stove/Oven	Yes - for rent	Yes - for rent (same as market rate unit)
Dishwasher	Yes - for rent	Yes - for rent (same as market rate unit)
Washing Machine	Yes - for rent	Yes - for rent (same as market rate unit)
Dryer	Yes - for rent	Yes - for rent (same as market rate unit)
Water Heater	Yes - for rent	Yes - for rent (same as market rate unit)
Central Air Conditioning	Yes - for rent	Yes - for rent (same as market rate unit)
Basement	Yes - for rent	Yes - for rent (same as market rate unit)
Bathroom	Yes - for rent	Yes - for rent (same as market rate unit)
Kitchen	Yes - for rent	Yes - for rent (same as market rate unit)
Flooring	Yes - for rent	Yes - for rent (same as market rate unit)
Other	Yes - for rent	Yes - for rent (same as market rate unit)

Summary									
Unit Type	Now	% of Total	Avg. Sq. Ft.	Now	% of Total	Avg. Sq. Ft.	Now	% of Total	Avg. Sq. Ft.
Studio	100	27%	540	9	2%	538	100%	100%	540
One-Bed	182	49%	773	15	4%	761	8%	100%	540
Two-Bed	72	19%	1,180	0	0%	772	0%	100%	540
Three-Bed	6	2%	2,150	0	0%	772	0%	100%	540
Total	360	100%	7,443	24	7%	772	100%	100%	540

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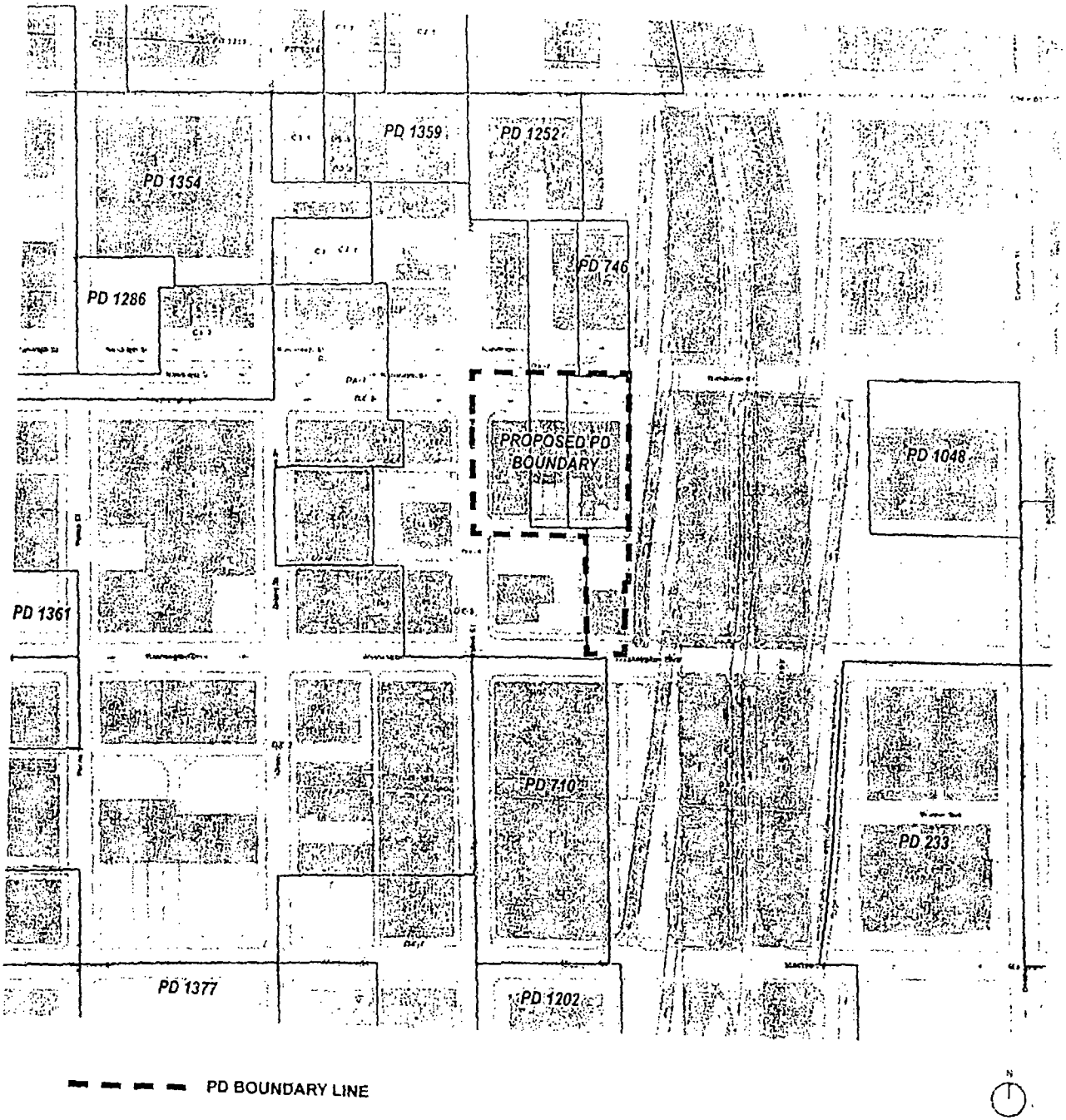
APPROXIMATE UNIT MIX

TYPE	UNITS	FLOORS
STUDIO	63	20, 21, 22
STUDIO	54	23, 24
STUDIO	54	25, 26
STUDIO	54	27, 28
STUDIO	54	29, 30
STUDIO	54	31, 32
STUDIO	54	33, 34
STUDIO	54	35, 36
STUDIO	54	37, 38
STUDIO	54	39, 40
STUDIO	54	41, 42
STUDIO	54	43, 44
STUDIO	54	45, 46
STUDIO	54	47, 48
STUDIO	54	49, 50
STUDIO	54	51, 52
STUDIO	54	53, 54
STUDIO	54	55, 56
STUDIO	54	57, 58
STUDIO	54	59, 60
STUDIO	54	61, 62
STUDIO	54	63, 64
STUDIO	54	65, 66
STUDIO	54	67, 68
STUDIO	54	69, 70
STUDIO	54	71, 72
STUDIO	54	73, 74
STUDIO	54	75, 76
STUDIO	54	77, 78
STUDIO	54	79, 80
STUDIO	54	81, 82
STUDIO	54	83, 84
STUDIO	54	85, 86
STUDIO	54	87, 88
STUDIO	54	89, 90
STUDIO	54	91, 92
STUDIO	54	93, 94
STUDIO	54	95, 96
STUDIO	54	97, 98
STUDIO	54	99, 100

RELATED EQUINOX

Level 19 | Typical Residential

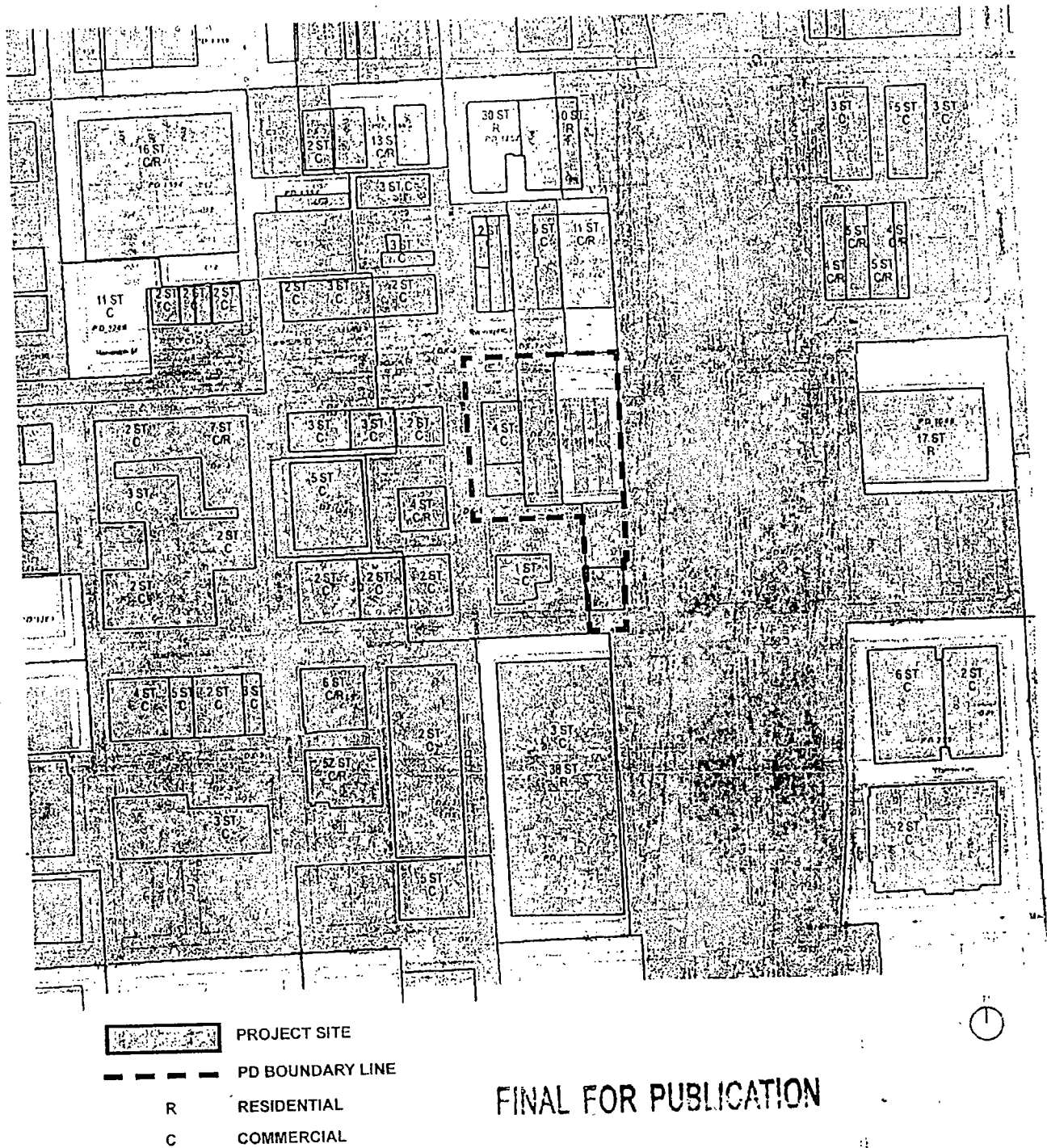
August 1, 2013 11:21:27 AM



# EXHIBIT 1: EXISTING ZONING BOUNDARY MAP

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661  
 INTRODUCED: October 11, 2017  
 PLAN COMISSION: July 19, 2018

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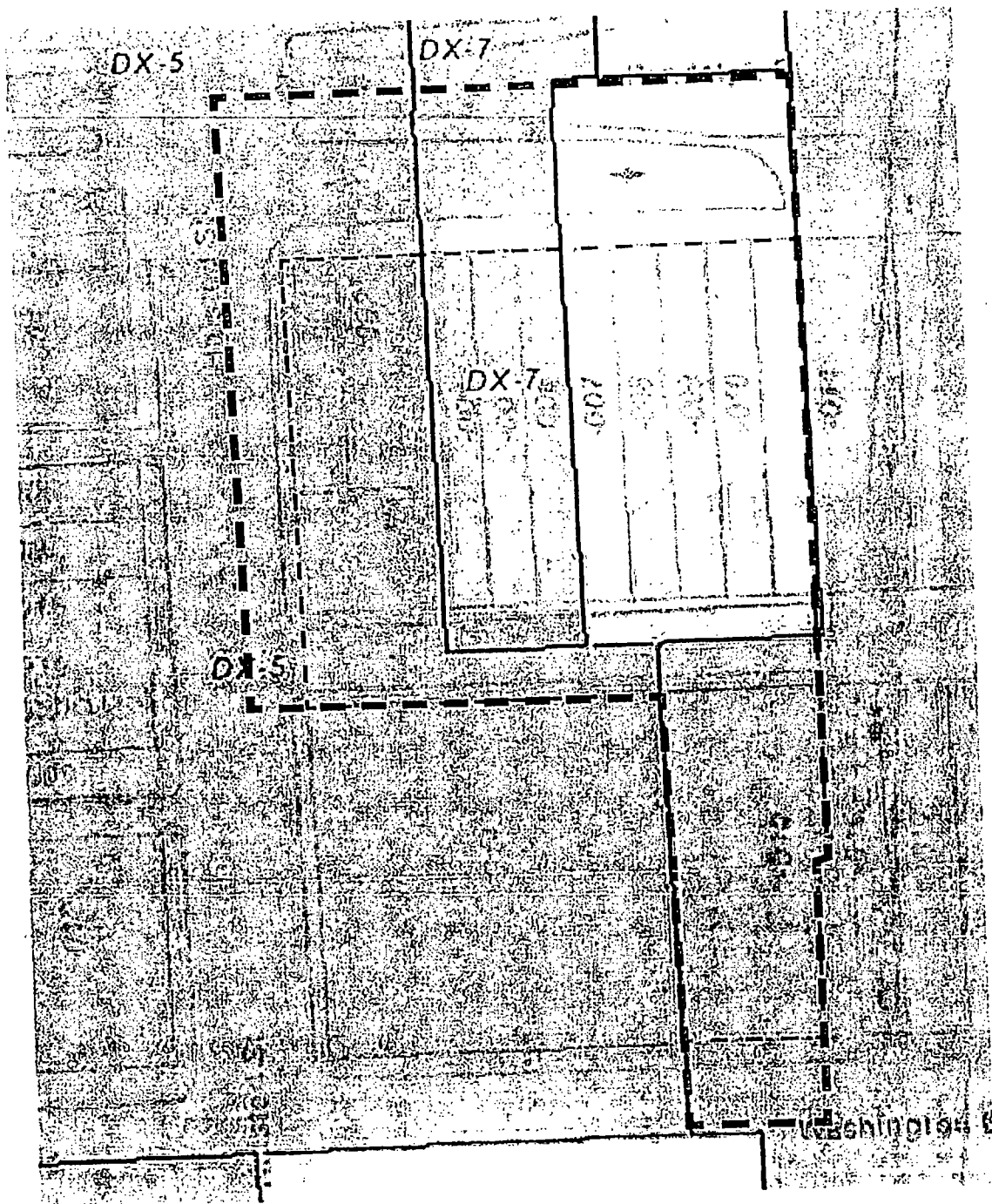


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## EXHIBIT 2: EXISTING LAND USE MAP

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661  
 INTRODUCED: October 11, 2017  
 PLAN COMMISSION: July 19, 2018





- ZONING / PLANNED DEVELOPMENT BOUNDARIES  
 - - - PROPOSED PROJECT PLANNED DEVELOPMENT BOUNDARIES  
 . . . PROPERTY LINE

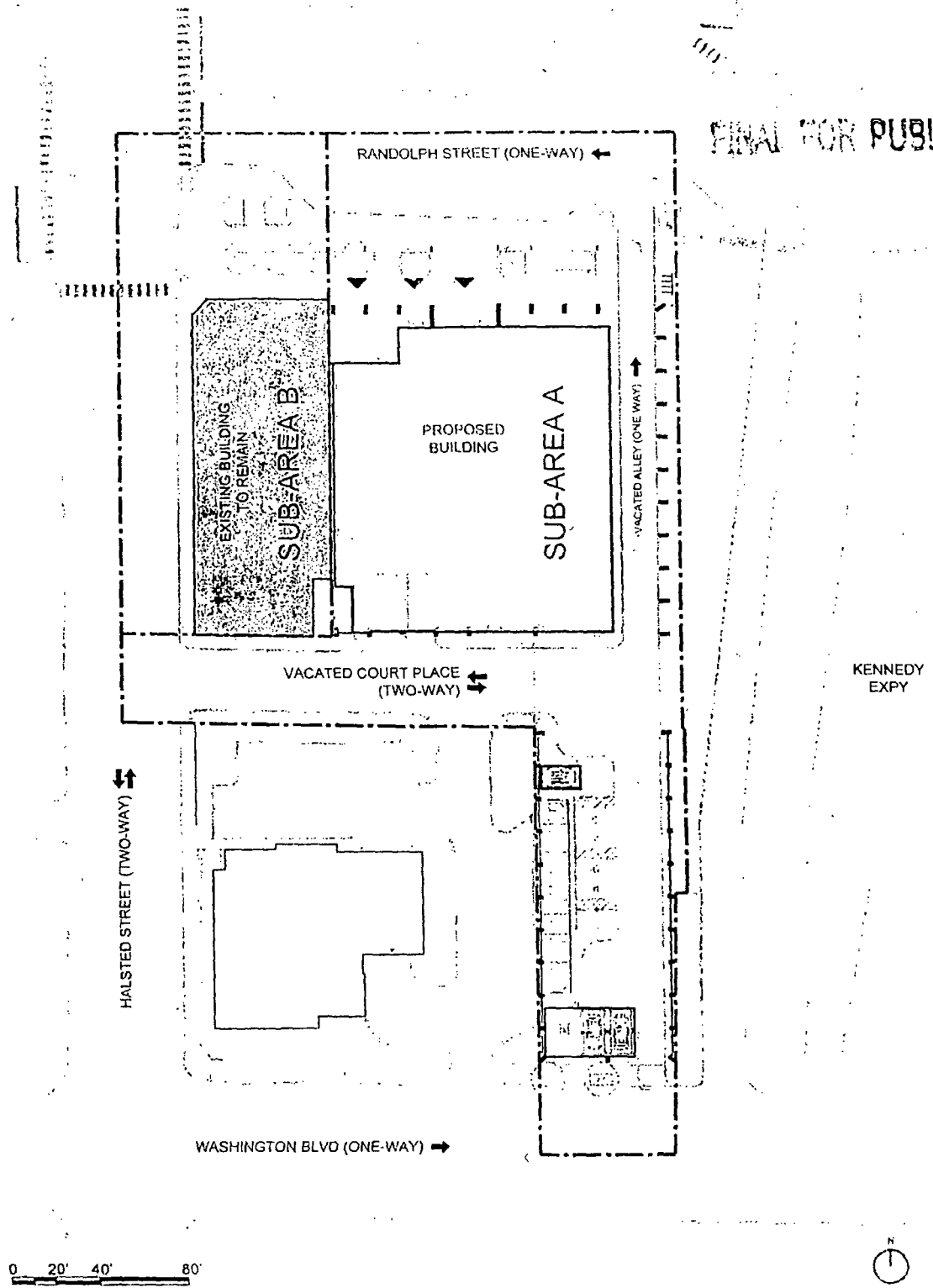
### EXHIBIT 3: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

INTRODUCED: October 11, 2017  
 PLAN COMMISSION: July 19, 2018

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**EXHIBIT 4: SUB-AREA MAP**

APPLICANT: Randolph Halsted LLC  
ADDRESS: 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661

INTRODUCED: October 11, 2017  
PLAN COMMISSION: July 19, 2018

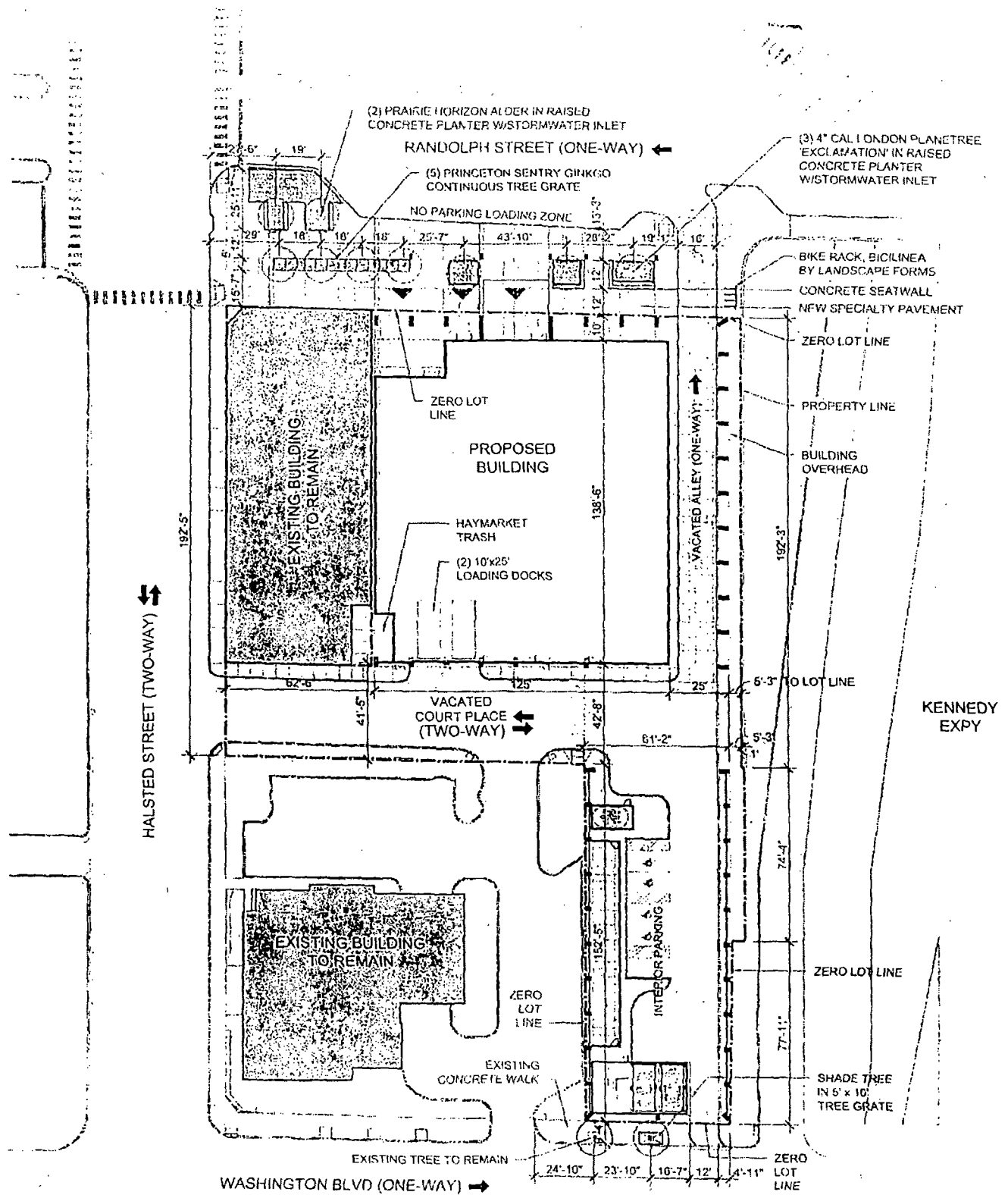


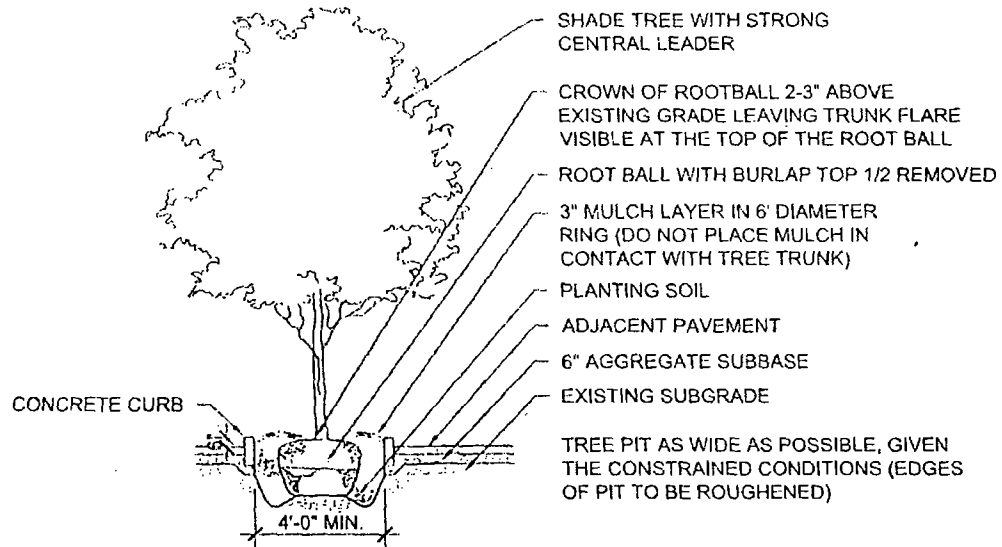
EXHIBIT 5A: SITE AND LANDSCAPE PLAN

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

INTRODUCED: October 11, 2017  
 PLAN COMMISSION: July 19, 2018

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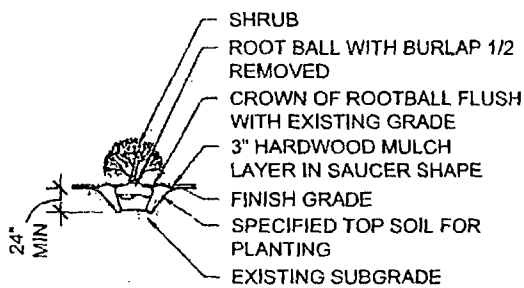
0 20' 40' 80'



1 **SHADE TREE IN RAISED PLANTER SECTION**  
NOT TO SCALE

NOTE:

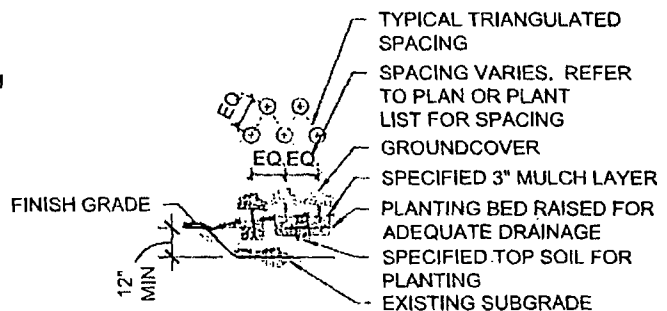
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).



NOTE:

1. ADJACENT MULCH IS TO BE 3" HARDWOOD MULCH.

2 **SHRUB PLANTING SECTION**  
NOT TO SCALE



3 **PERENNIAL PLANTING SECTION**  
NOT TO SCALE

**PRELIMINARY PLANT PALETTE**

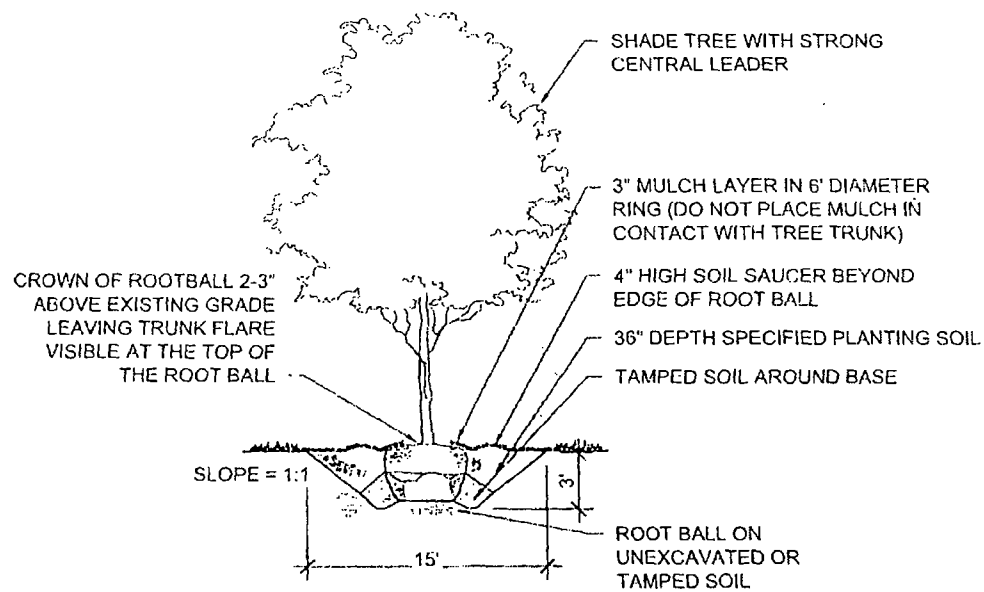
TREES				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<i>Alnus hirsuta</i> 'Harbin'	Prairie Horizon Alder	4" cal.	B&B	matching heads
<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	10'H	B&B	multi-stem
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	4" cal.	B&B	matching heads

**EXHIBIT 5B: LANDSCAPE PLANT LIST AND DETAILS**

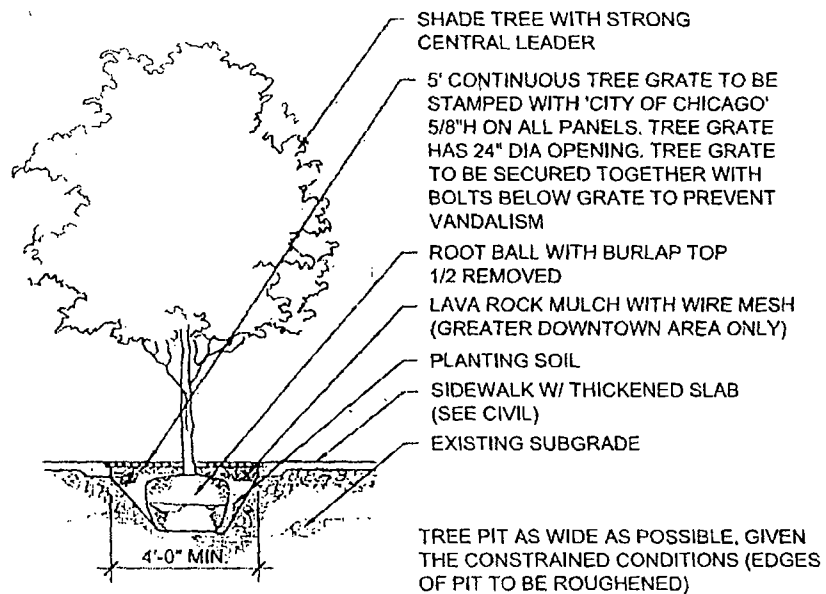
APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

INTRODUCED: October 11, 2017  
 PLAN COMMISSION: July 19, 2018

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1 **SHADE TREE PLANTING SECTION**  
NOT TO SCALE



2 **SHADE TREE IN GRATE SECTION**  
NOT TO SCALE

**NOTE:**

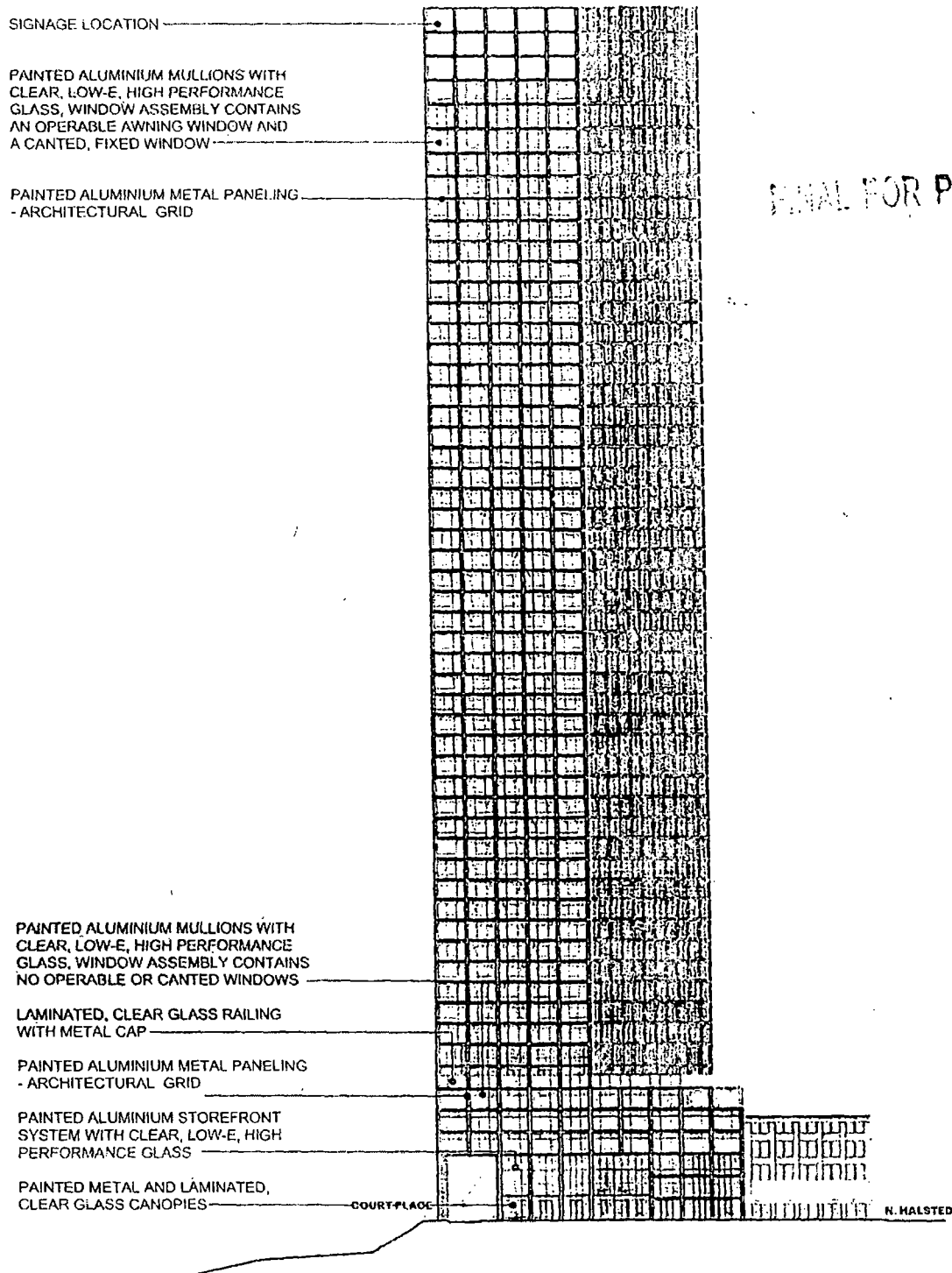
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

**EXHIBIT 5C: LANDSCAPE PLANT DETAILS**

**APPLICANT:** Randolph Halsted LLC  
**ADDRESS:** 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

**INTRODUCED:** October 11, 2017  
**PLAN COMMISSION:** July 19, 2018

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#### EXHIBIT 6A: NORTH TOWER ELEVATION

**APPLICANT:** Randolph Halsted LLC  
**ADDRESS:** 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661  
**INTRODUCED:** October 11, 2017  
**PLAN COMMISSION:** July 19, 2018

SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH  
CLEAR, LOW-E, HIGH PERFORMANCE  
GLASS, WINDOW ASSEMBLY CONTAINS  
AN OPERABLE AWNING WINDOW AND  
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING  
- ARCHITECTURAL GRID

PAINTED ALUMINIUM LOUVERS

PAINTED ALUMINIUM MULLIONS WITH  
CLEAR, LOW-E, HIGH PERFORMANCE  
GLASS, WINDOW ASSEMBLY CONTAINS  
NO OPERABLE OR CANTED WINDOWS

LAMINATED, CLEAR GLASS RAILING  
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING  
- ARCHITECTURAL GRID

PAINTED ALUMINIUM STOREFRONT  
SYSTEM WITH CLEAR, LOW-E, HIGH  
PERFORMANCE GLASS

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N. HALSTED

PAINTED ALUMINIUM PANELS CL. + 70'-0"

PAINTED ALUMINIUM METAL PANELING  
(ARCHITECTURAL GRID) WITH  
PERFORATED METAL

CL. + 0'-0"

#### EXHIBIT 6B: SOUTH TOWER ELEVATION

**APPLICANT:** Randolph Halsted LLC  
**ADDRESS:** 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661  
**INTRODUCED:** October 11, 2017  
**PLAN COMMISSION:** July 19, 2018

SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH  
CLEAR, LOW-E, HIGH PERFORMANCE  
GLASS, WINDOW ASSEMBLY CONTAINS  
AN OPERABLE AWNING WINDOW AND  
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING  
- ARCHITECTURAL GRID

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LAMINATED, CLEAR GLASS RAILING  
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING  
(ARCHITECTURAL GRID) WITH  
PERFORATED METAL

PAINTED ALUMINIUM PANELS

PAINTED ALUMINIUM MULLIONS WITH  
CLEAR, LOW-E, HIGH PERFORMANCE  
GLASS, WINDOW ASSEMBLY CONTAINS  
NO OPERABLE OR CANTED WINDOWS

PAINTED ALUMINIUM METAL PANELING  
- ARCHITECTURAL GRID

PAINTED ALUMINIUM STOREFRONT  
SYSTEM WITH CLEAR, LOW-E, HIGH  
PERFORMANCE GLASS

W. WASHINGTON

W. RANDOLPH

EL: + 10'-0"

EL: + 0'-0"

#### EXHIBIT 6C: EAST TOWER ELEVATION

**APPLICANT:** Randolph Halsted LLC  
**ADDRESS:** 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661  
**INTRODUCED:** October 11, 2017  
**PLAN COMMISSION:** July 19, 2018



SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH  
CLEAR, LOW-E, HIGH PERFORMANCE  
GLASS. WINDOW ASSEMBLY CONTAINS  
AN OPERABLE AWNING WINDOW AND  
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING  
- ARCHITECTURAL GRID

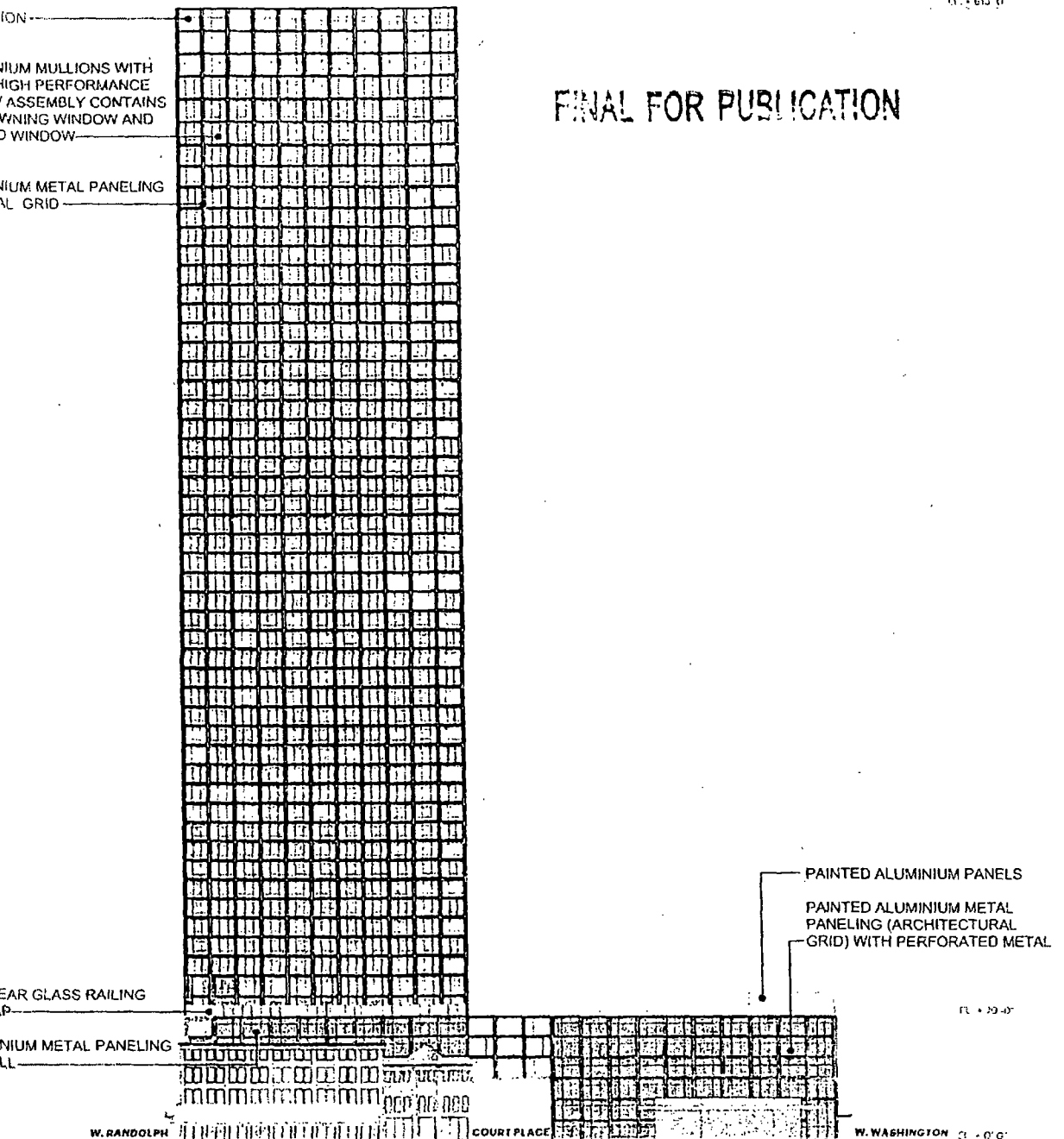
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LAMINATED, CLEAR GLASS RAILING  
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING  
- GRID AND INFILL

PAINTED ALUMINIUM PANELS

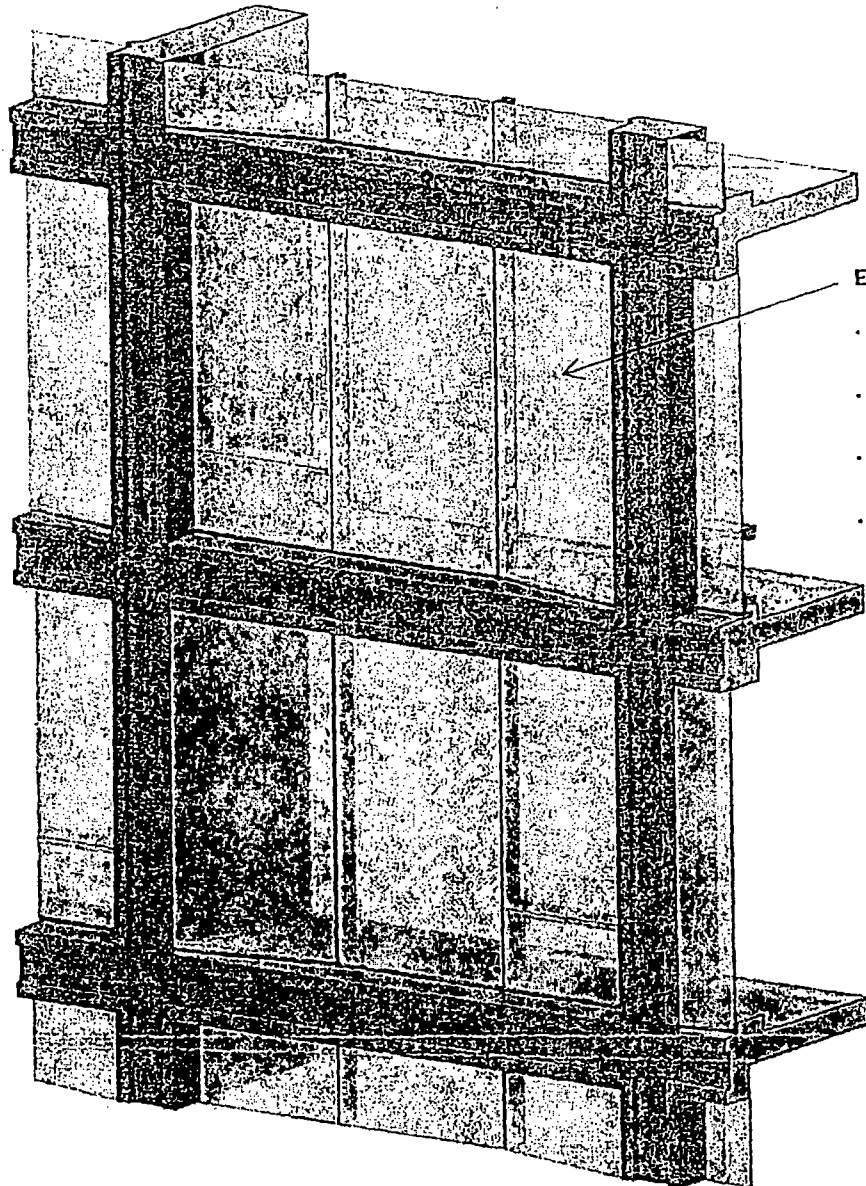
PAINTED ALUMINIUM METAL  
PANELING (ARCHITECTURAL  
GRID) WITH PERFORATED METAL



#### EXHIBIT 6D: WEST TOWER ELEVATION

APPLICANT: Randolph Halsted LLC  
ADDRESS: 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661

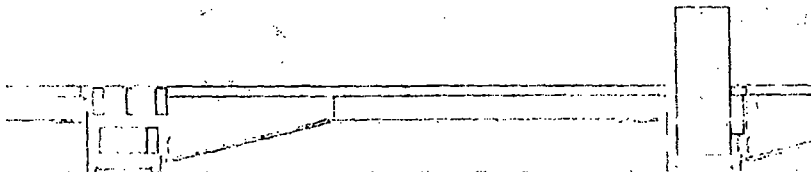
INTRODUCED: October 11, 2017  
PLAN COMMISSION: July 19, 2018



#### ENVELOPE DESCRIPTION

- CLEAR LOW-E HIGH PERFORMANCE GLASS
- OPERABLE AWNING WINDOW
- PAINTED ALUMINUM MULLIONS
- PAINTED ALUMINUM COMPOSITE PANELS
- SNOW GUARDS AT SILL

TYPICAL WINDOW WALL @ TOWER - ISOMETRIC



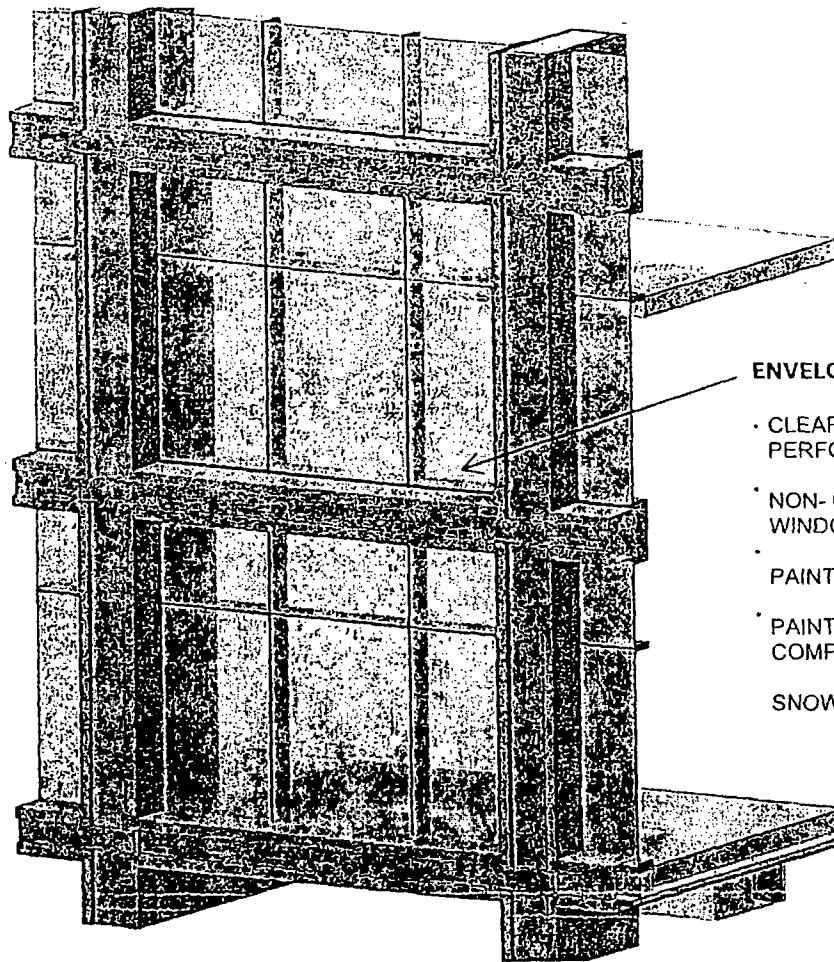
TYPICAL WINDOW WALL @ TOWER - PLAN VIEW

#### EXHIBIT 7A: TYPICAL WINDOW WALL @ TOWER - DETAIL

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

INTRODUCED: October 11, 2017  
 PLAN COMISSION: July 19, 2018

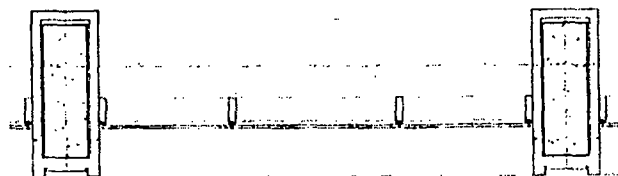
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#### ENVELOPE DESCRIPTION

- CLEAR LOW-E HIGH PERFORMANCE GLASS
- NON- OPERABLE AWNING WINDOW
- PAINTED ALUMINUM MULLIONS
- PAINTED ALUMINUM COMPOSITE PANELS
- SNOW GUARDS AT SILL

TYPICAL WINDOW WALL @ PODIUM - ISOMETRIC



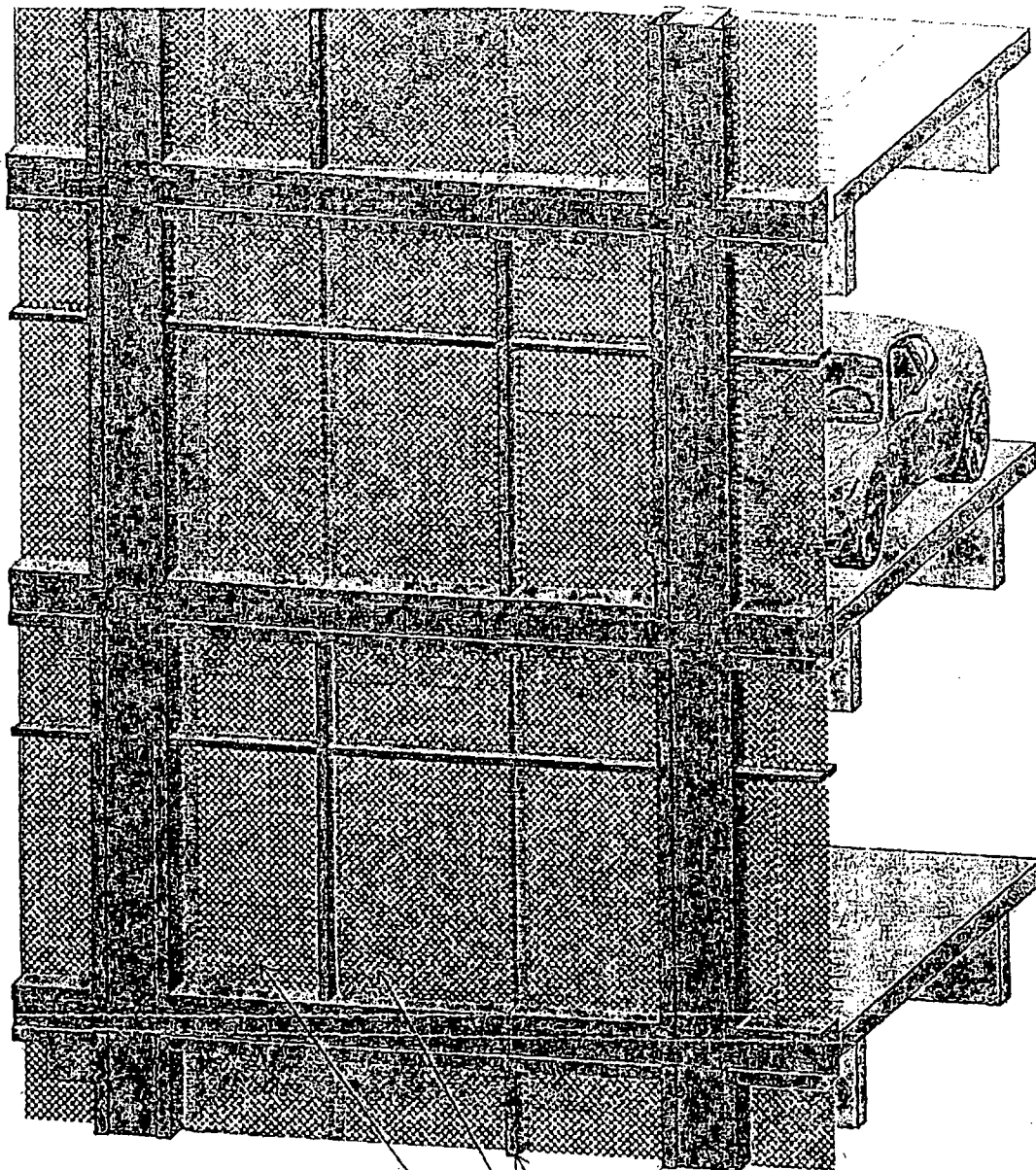
TYPICAL WINDOW WALL @ PODIUM - PLAN VIEW

#### EXHIBIT 7B: TYPICAL WINDOW WALL @ PODIUM- DETAIL

APPLICANT: Randolph Halsted LLC  
 ADDRESS: 723-741 West Randolph  
 121-133 North Halsted  
 724-726 West Washington  
 Chicago IL 60661

INTRODUCED: October 11, 2017  
 PLAN COMISSION: July 19, 2018

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**ENVELOPE DESCRIPTION**

PAINTED ALUMINUM PANELS  
COLOR A

PAINTED ALUMINUM MULLIONS  
COLOR B/FINISH 1

PAINTED ALUMINUM PERFORATED PANEL  
(LOW DENSITY OPENING) - COLOR B/FINISH 1

PAINTED ALUMINUM PERFORATED PANEL  
(HIGH DENSITY OPENING) - COLOR B/FINISH 2

**EXHIBIT 7C: TYPICAL BAY @ GARAGE- DETAIL**

**APPLICANT:** Randolph Halsted LLC  
**ADDRESS:** 723-741 West Randolph  
121-133 North Halsted  
724-726 West Washington  
Chicago IL 60661

**INTRODUCED:** October 11, 2017  
**PLAN COMISSION:** July 19, 2018


**FINAL FOR PUBLICATION**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

From:   
David Reifman  
Chicago Plan Commission

Date: July 19, 2018

Re: 731-735 W. Randolph, 737-741 W. Randolph, 121-133 N. Halsted, 724-726 W. Washington  
Planned Development No. 1230, AA

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On July 19, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by Randolph Halsted, LLC. A copy of the zoning application and proposal 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 Planning and Zoning 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)

Clerk Copy

19377