



# City of Chicago



SO2020-4579

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-F at 601-611 W Randolph St - App No. 20480
<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 the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; North Jefferson Street; a line 76.16 feet south of and parallel to West Randolph Street; a line 130.15 feet west of and parallel to North Jefferson Street

to those of a Business Planned Development.

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

Common Address: 601-611 West Randolph Street

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## BUSINESS PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_, (“Planned Development”) consists of approximately 9,908 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, Chicago 601 Randolph 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 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, assignees 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.

The Applicant shall fund and install the upgrade of traffic signals, including associated electrical equipment as required, at the intersection of N. Jefferson St. and W. Randolph St. to install pedestrian countdown timers, prior to receiving a Certificate of Occupancy.

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

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Address	601-611 West Randolph Street
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- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; an Existing Zoning Map; Landscape Plan and Green Roof Plan; a Site Plan; and, Building Elevations (North, South, East and West) prepared by Antunovich Associates and dated October 15, 2020 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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: office, business, commercial and retail uses 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.
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

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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 9,908 square feet and a base FAR of 7.0. 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 the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

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

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the Property Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the 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

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16. The Applicant acknowledges that the Planned Development (PD) includes a building commonly known as 601 West Randolph and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that PDs should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character-defining features of the building. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to DX-7, Downtown Mixed Use District.

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BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

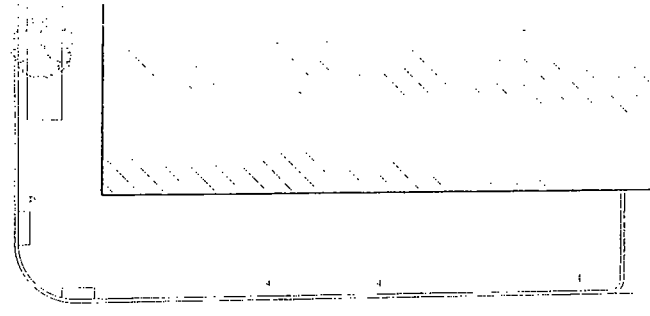
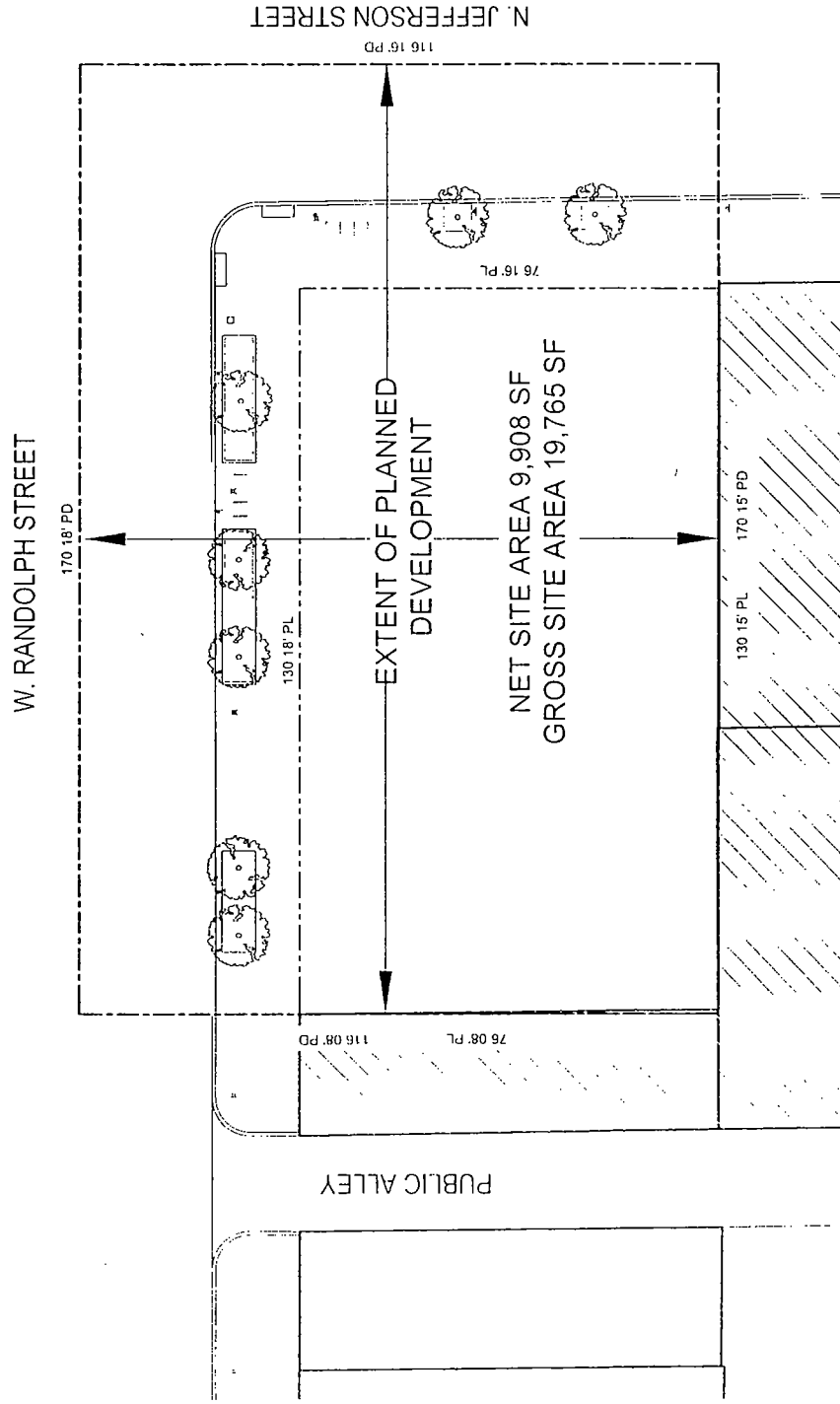
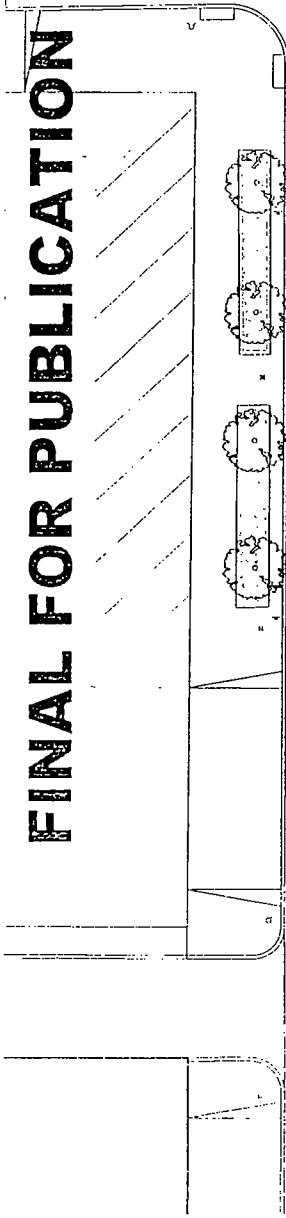
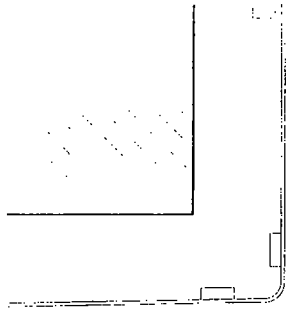
## BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	19,765 sq. ft.
AREA IN PUBLIC RIGHT-OF-WAY:	9,857 sq. ft.
NET SITE AREA:	9,908 sq. ft.
MAXIMUM FAR:	11.5
MAXIMUM BASE F.A.R.:	7.0
MAXIMUM N.O.F. BONUS:	4.5
MINIMUM ACCESSORY PARKING SPACES:	0
MINIMUM OFF-STREET LOADING AREA:	0
MAXIMUM BUILDING HEIGHT:	211'-0"

Applicant Chicago 601 Randolph LLC  
Property 601-611 West Randolph Street  
Introduced September 9, 2020  
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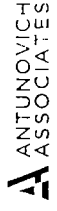
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601-611 W. RANDOLPH

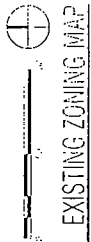
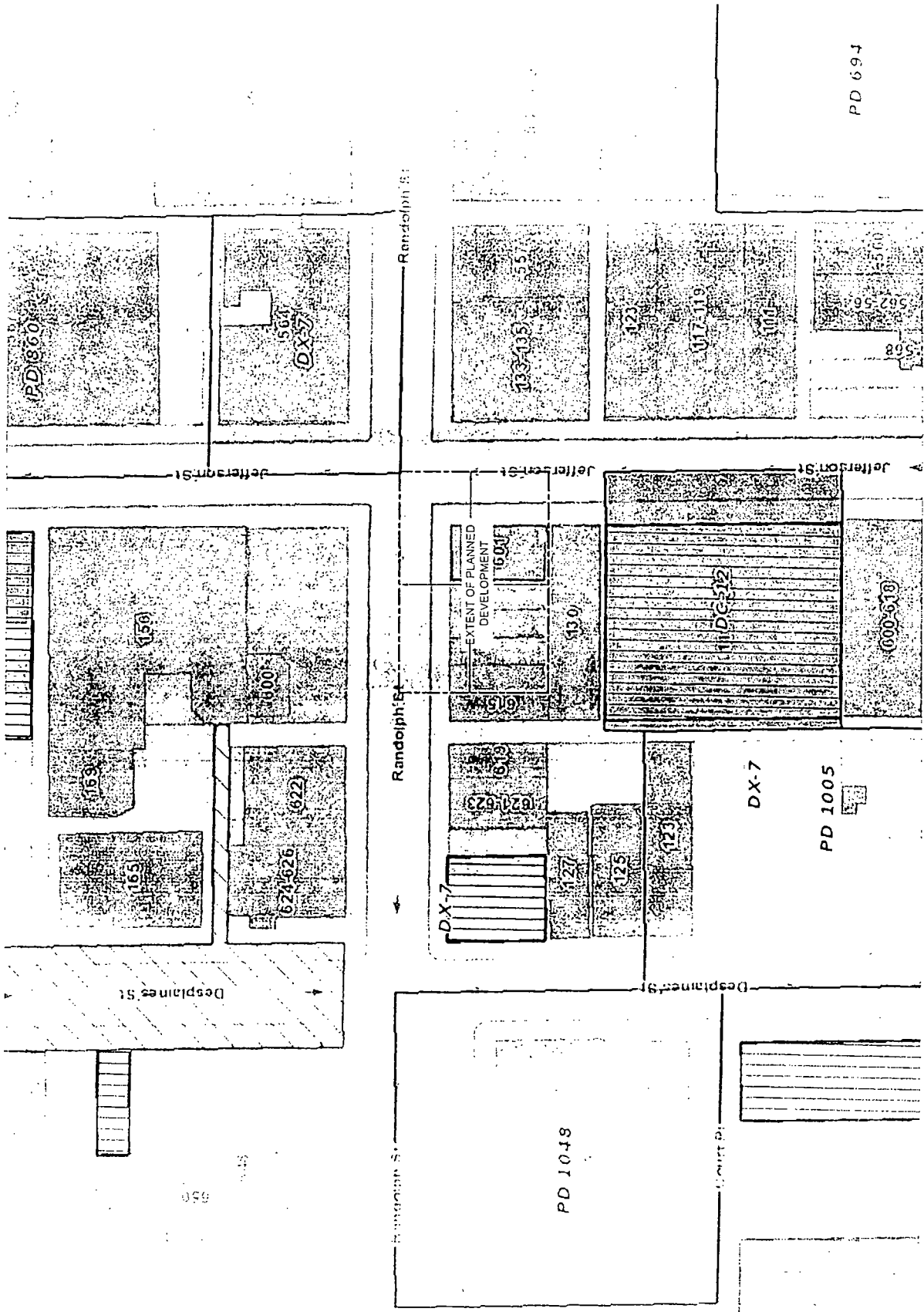
APPLICANT CHICAGO 601 RANDOLPH LLC  
ADDRESS 601-611 W. RANDOLPH ST. CHICAGO, ILLINOIS  
PRODUCTION DATE: SEPTEMBER 9TH, 2020 - PLAY COMMISSION DATE: OCTOBER 15TH, 2020

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



ANTUNOVICH ASSOCIATES

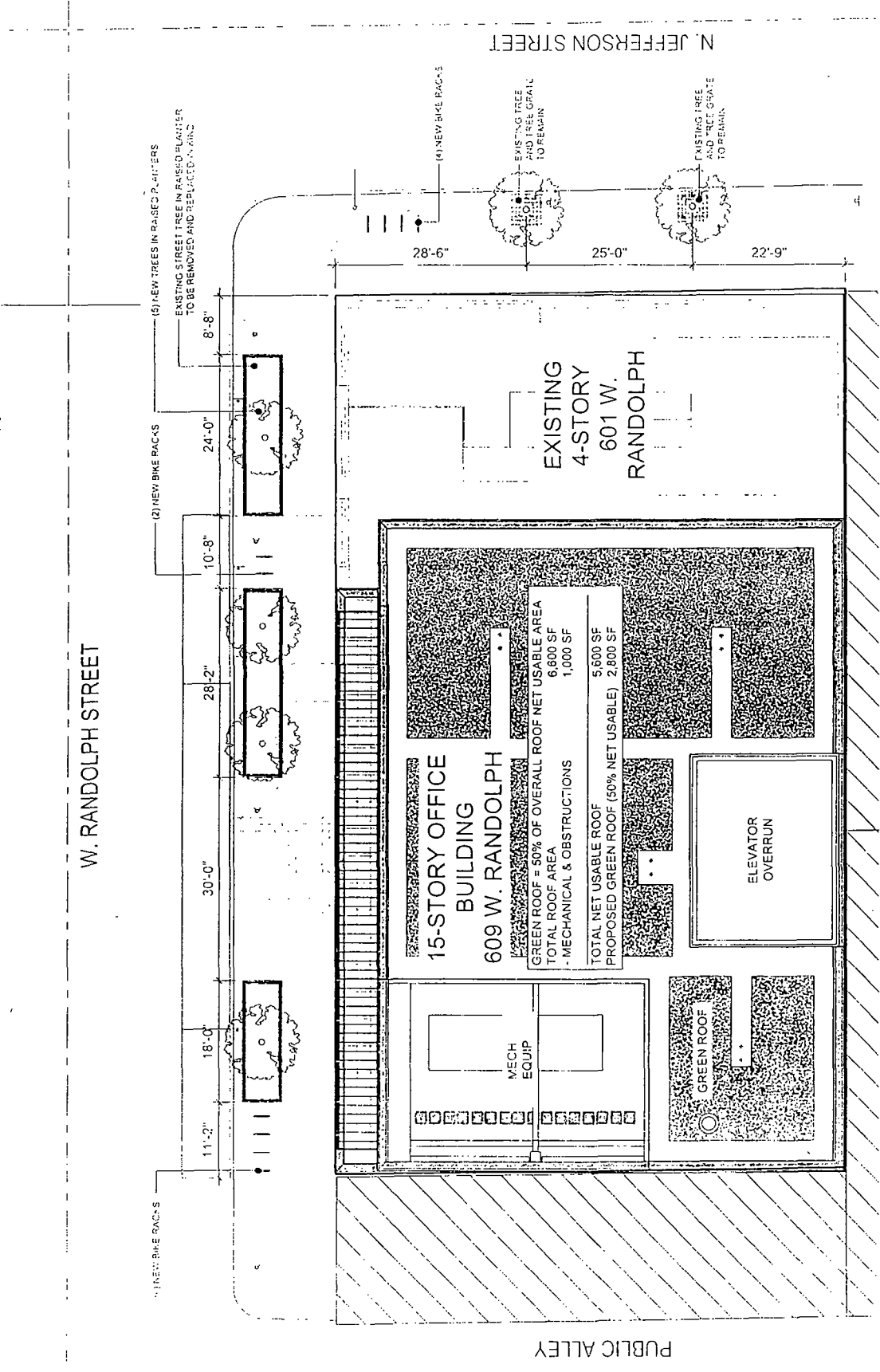




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EXISTING ZONING MAP  
 ANTUNOVICH ASSOCIATES

601-611 W. RANDOLPH  
 APPLICANT: CHICAGO 601 RANDOLPH LLC  
 ADDRESS: 601-611 W. RANDOLPH ST, CHICAGO, ILLINOIS  
 INTRODUCTION DATE: SEPTEMBER 9TH, 2020 · PLAN COMMISSION DATE: OCTOBER 15TH, 2020



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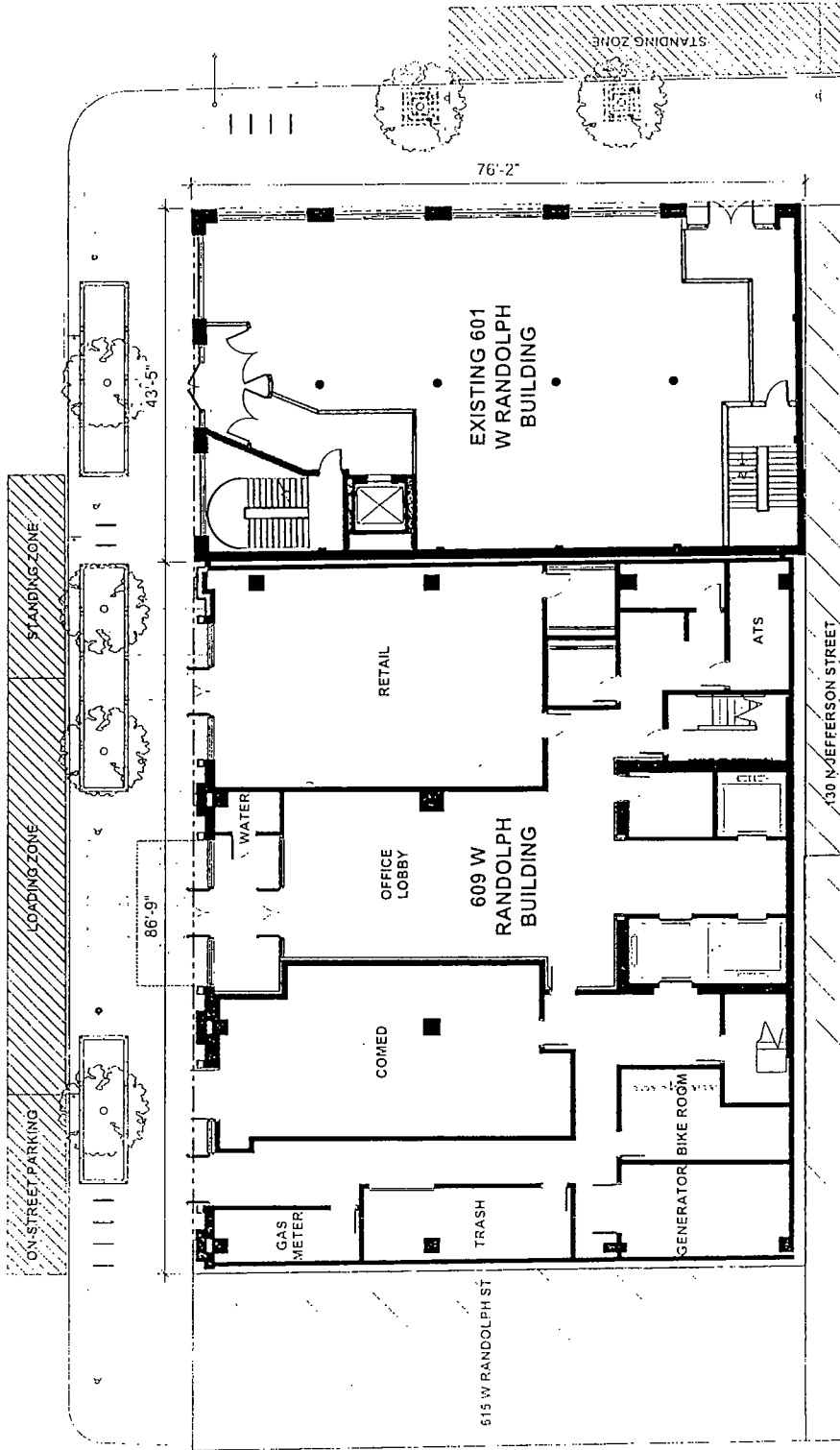
LANDSCAPE PLAN & GREEN ROOF PLAN

601-611 W. RANDOLPH

APPLICANT: CHICAGO 601 RANDOLPH LLC  
 ADDRESS: 601-611 W. RANDOLPH ST., CHICAGO, ILLINOIS  
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ANTUNOVICH ASSOCIATES

W. RANDOLPH STREET



PUBLIC ALLEY

EXISTING 601 W RANDOLPH BUILDING

609 W RANDOLPH BUILDING

RETAIL

OFFICE LOBBY

COMED

GAS METER

TRASH

GENERATOR BIKE ROOM

WATER

ATS

330 N JEFFERSON STREET

76'-2"

86'-9"

43'-5"

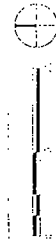
ON-STREET PARKING

LOADING ZONE

STANDING ZONE

STANDING ZONE

N JEFFERSON STREET



SITE PLAN

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601-611 W. RANDOLPH

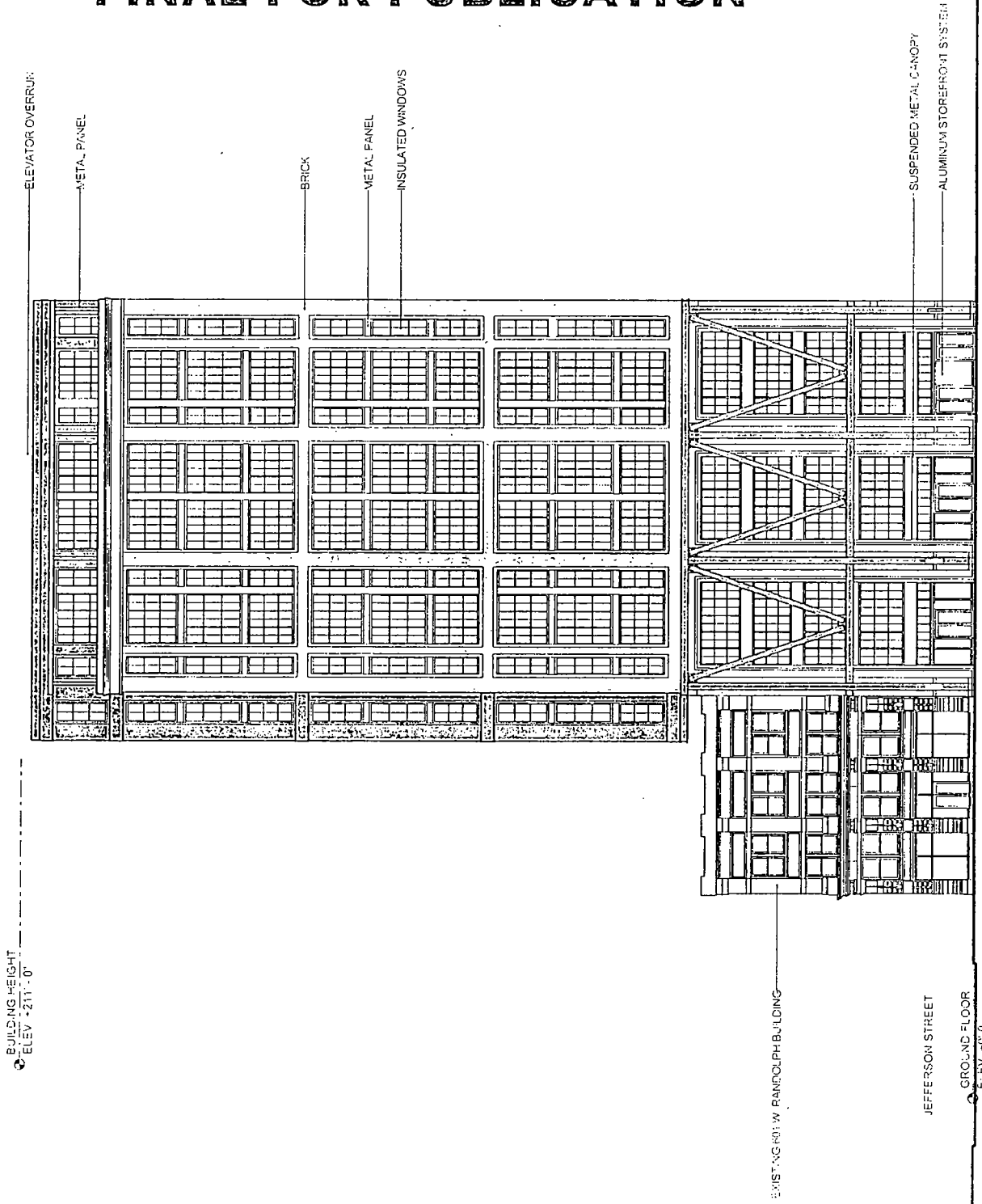
APPLICANT: CHICAGO 601 RANDOLPH LLC

ADDRESS: 601-611 W. RANDOLPH ST., CHICAGO, ILLINOIS

INTRODUCTION DATE: SEPTEMBER 9TH, 2020 · PLAN COMMISSION DATE: OCTOBER 15TH, 2020

**A** ANTUNOVICH ASSOCIATES

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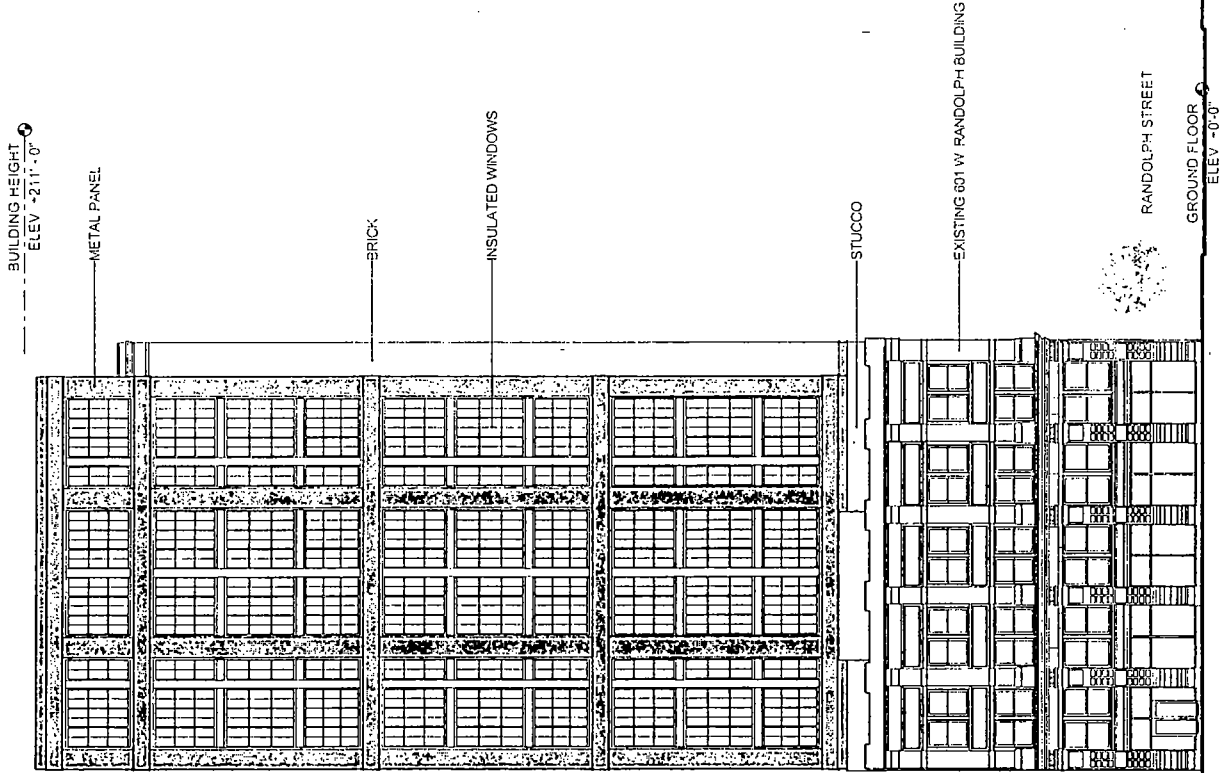
NORTH ELEVATION (W. RANDOLPH ST.)

601-611 W. RANDOLPH

APPLICANT CHICAGO 601 RANDOLPH LLC  
ADDRESS 601-611 W. RANDOLPH ST. CHICAGO ILLINOIS  
INTRODUCTION DATE SEPTEMBER 8TH, 2020 · PLAN COMMISSION DATE OCTOBER 15TH, 2020



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EAST ELEVATION (N. JEFFERSON ST)

601-611 W. RANDOLPH

495 S. CARL CHICAGO 601 RANDOLPH LLC  
ADDRESS 601-611 W. RANDOLPH ST. CHICAGO ILLINOIS  
INTRODUCTION DATE SEPTEMBER 9TH, 2020 · PLAN COMMISSION DATE, OCTOBER 15TH, 2020



# FINAL FOR PUBLICATION

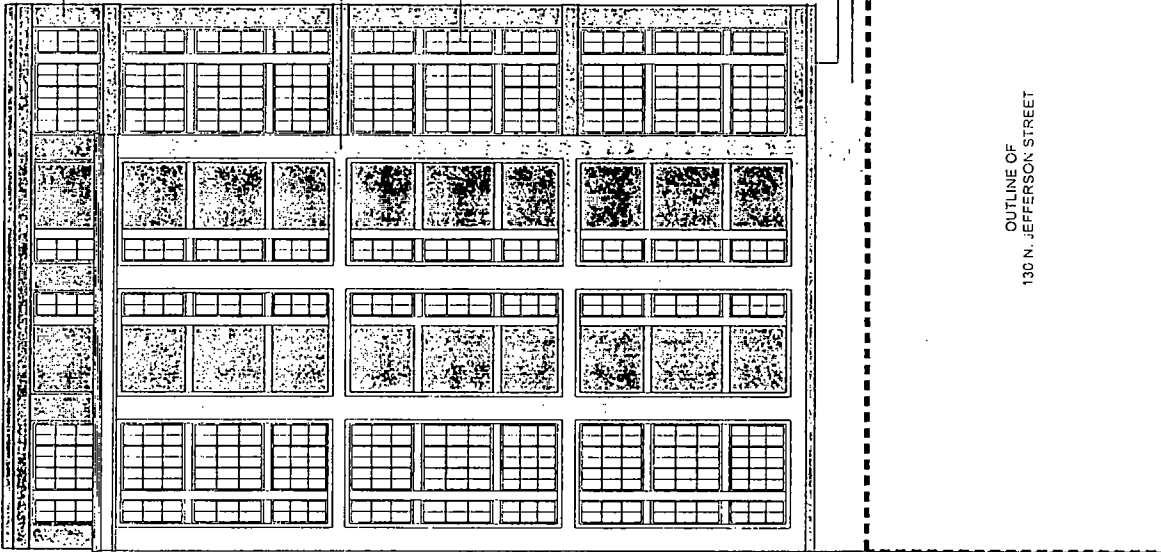
BUILDING HEIGHT  
ELEV - 211'-0"

METAL PANEL

BRICK

INSULATED WINDOWS

STUCCO



JEFFERSON STREET

GROUND FLOOR  
ELEV - 0'-0"

SOUTH ELEVATION

601-611 W. RANDOLPH  
APP. ICAW - CHICAGO 601 RANDOLPH LLC

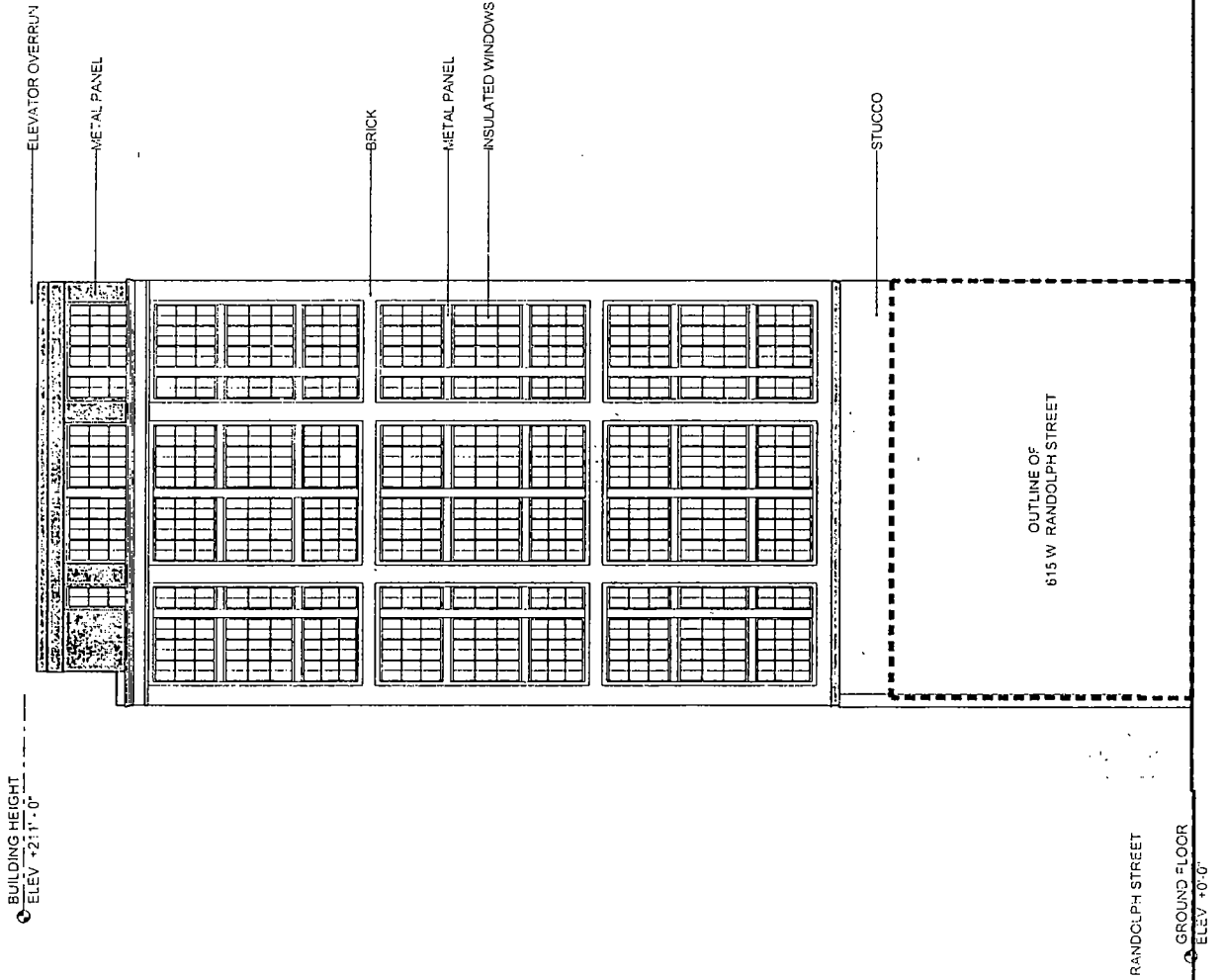
ADDRESS: 601-611 W. RANDOLPH ST. CHICAGO, ILLINOIS

INTRODUCTION DATE: SEPTEMBER 9TH, 2020 - PLAN COMMISSION DATE: OCTOBER 15TH, 2020





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601-611 W. RANDOLPH  
APPLICANT: CHICAGO 601 RANDOLPH LLC  
ADDRESS: 601-611 W. RANDOLPH ST. CHICAGO, ILLINOIS  
INTRODUCTORY DATE: SEPTEMBER 9TH, 2020 · PLAN COMMISSION DATE: OCTOBER 15TH, 2020

WEST ELEVATION

ANTUNOVICH ASSOCIATES

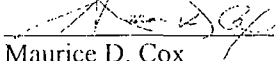


Application #20480

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: October 15, 2020

Re: Proposed Planned Development (Application #20480)

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On October 15, 2020, the Chicago Plan Commission recommended approval of a proposed Business Planned Development submitted by Chicago 601 Randolph LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning 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)