



Use District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development No. \_\_\_\_\_, 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.

Common Address of Property: 1400-1410 West Randolph Street.

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. PLAN  
OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. \_\_\_\_\_, ("Planned Development"), consists of approximately thirty-seven thousand one hundred and three square feet (37,103 SF) of real property (the "Subject Property"), as shown, which is depicted on the attached Planned Development Site Plan. The Applicant - MP Randolph LLC, an Illinois Limited Liability Company, has filed this application on its own behalf and upon its own volition.
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, 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 Subject 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 Chicago 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:

Applicant: MP Randolph LLC  
Address: 1400-1410 West Randolph Street  
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- Full width of streets
- 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 seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; a Sign Exhibit; and Building Elevations, all of which were prepared by Brininstool + Lynch Ltd. and dated January 10, 2020 and which are submitted and referenced herein - accordingly.

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 tenets of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development No. \_\_\_\_\_, and shall include the following: multi-unit residential; financial services; office; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern and/or microbrewery); hotel/motel; vacation rental; personal services, accessory off-street

parking and loading; non-accessory off-street parking; and related accessory uses.

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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).

*The Planned Development Site presently includes two (2) non-conforming off-premise signs (hereinafter "the South Sign" and "the North Sign" - respectively), as depicted on Sign Exhibit. The Applicant agrees to remove the existing South Sign, in its entirety, and to surrender the corresponding permit, as part of this Planned Development. The Applicant shall be permitted to maintain the North Sign, pursuant to Section 17-15-0500 of the Zoning Ordinance. The Applicant shall be limited to seek permits for only business identification signs, at 32 square feet per tenant, pursuant to Section 17-12-1003-E, until the planned development is brought into compliance with Chapter 17-12-1000, etseq.*

- 1) For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.

The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 37,103 square feet and a base FAR of 8.1. The improvements to be constructed on the Property will be subject to the Neighborhood Opportunity Fund floor area bonus criteria, more specifically described in Section 16-14-010, Section 17-4-1000 and other referenced portions of the Municipal Code of Chicago.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000, et seq., of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Section 17-4-1003-B and Section 17-4-1003-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

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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, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (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 of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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

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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 and agrees that the rezoning of the Property from C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District, and then to this Residential-Business Planned Development, for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 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 of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate, 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 approval of the commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of DPD as appropriate, 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 Project has a total of 281 housing units. As a result, the Applicant's affordable housing obligation is 56 affordable units (20% of 281, rounded down), consisting of 28 First Units and 28 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units off-site, pending the Commissioner's approval, and the Additional Units in the rental building to be constructed in the Planned Development, all to be approved by the DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto. 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") at prices affordable to households at such income level, and the Additional Units to households earning up to 100% of AMI, as determined by rule and approved by the

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Commissioner at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. 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 2-44-080(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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 15, 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 Planned Development.

16. 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

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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.

17. This Planned Development shall be governed by Section 17-13-0612. 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 DX-5 Downtown Mixed-Use District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

BULK REGULATIONS AND DATA TABLE

Common Address: Gross Site Area: Area in Public ROW: Net Site Area:

Maximum Floor Area Ratio for PD: Base Floor Area Ratio (FAR): Neighborhood Opportunity Bonus:

Maximum Residential Units for PD:

Total Number of Vehicular Off-Street Parking Spaces to be provided within PD:

Number of Bicycle Parking Spaces to be provided within PD:

Number of Off-Street Loading Spaces to be provided within PD:

Setbacks from Property Line:

1400-1410 West Randolph Street

83,262 square feet

46,159 square feet

37,103 square feet

8.1 5.0 3.1

281 dwelling units 108 spaces

225 spaces

2 loading spaces

In substantial compliance with the attached Site Plan.

Maximum Building Height allowed within PD:

Applicant: MP Randolph LLC  
Address: 1400-1410 West Randolph Street



issuance of any building permits, including the foundation permit.

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

1/16/20

1/16/20

Developer or their Agent Date

1/16/20

Justin Root or Denise Roman, DOH Date

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AFFORDABLE REQUIREMENTS ORDINANCE

## Required Attachments: For Off-Site Units Only

Your application will be reviewed when required documentation has been received. Off-Site Units fall into one of three categories: New Construction (NC); Significant Alteration (SR); or Rehabilitation (R). Documentation is also required for the Subject Property (SP); the property that triggered the ARO Requirement. The documents required for each are listed below:

SP NC SR PR

0  Evidence of Site Control

D 0 0 Project Budget, with per-unit cost breakdown & documentation

ODD CMA or appraised value of proposed, for sale, off-site units

0 0 Description + Schedule of anticipated building permits

0 Certificate of Occupancy + Approved Plans & Permits (CofO must be <3 years old, or <1 year, if low-mod zone)

0 0 0 Management Plan for off-site building that includes ARO units and a Marketing Brochure 0 rj

Signed Statement attesting that units are currently vacant -OR-

0 0 Income Qualification packets, if current tenants are income-qualified & intend to lease ARO units

0-0-S AWarrant letter of support for the project

0 0 0 Completed ARO Unit Evaluation Table

0 0 0 Recent permits: most recent permits for all major systems; plumbing, electrical, HVAC, Mechanicals and building envelope.

Does the proposed off-site project require a zoning change or financial assistance from the City?

Construction Drawings/Submissions - Yes/No The Development team and the Architect of Record should prepare and submit the following information for review. One hard copy and one electronic pdf of all materials, plans, sketches, and photos should be submitted for review. Label each attachment to correspond to the requirement below (ie "Master Plan" etc)

All Projects: Project narrative: should briefly summarize (one page, double-spaced) the project work scope, development objectives, site, building construction systems (identify wall, floor and roof construction), building design concepts and environmental

Master plan: should locate the project site(s), depict the adjacencies to existing properties and, in the case of larger developments, illustrate proximity of proposed multiple sites.

Building section (optional): should identify building materials, structural framing, depth of footings/foundations, ceiling heights of interior spaces and general floor and roof framing.

Site / Landscape plan: conceptual site plan should identify setbacks, easements, number of

parking spaces provided/required; refuse pick-up areas, utilities and pedestrian environment issues. Illustrate the type of plant materials, location of shrubs and trees, ground treatment, security fencing and other site features.

Front, side and rear elevations: Illustrate selection and location of materials, doors,

fenestration and roof configuration. Drawings should also indicate vertical heights and depth of foundations when a section drawing is not provided. For existing buildings, provide photographs of all exterior elevations.

Additional documents may be requested during the review by Construction & Compliance staff. A \$5,000/unit fee is required for prior to the issuance of the building permit for the ARO-triggering property.

# ARO Web Form

## Notification to the Public

### Applicant Contact Information

Name: Darren Sloniger

Email: [dslonigert@marqnet.com](mailto:dslonigert@marqnet.com) <<mailto:dslonigert@marqnet.com>>

### Development Information

Address

Submitted Date: 01/06/2020

Number From: 1400

Number To: 1400 Direction: W

Street Name: Randolph

Postal Code: 60607

Development Name

1400 W Randolph

Are you rezoning to downtown?: No

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

### Information

Ward: 27

ARO Zone: Higher Income

Pilot Area: Near North

Details

ARO trigger: Zoning change and planned development  
Total units: 280 Development type: Rent Date submitted:  
01/06/2020

Requirements

First ARO Units: 28 Additional ARO Units: 28

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

On-Site: 28 Off-Site: 28

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total  
Units: 56

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Off-Site Unit Information for First ARO Units Address

Will the Off-Site Units be for Rental or For-Sale? Rent

Number: 1926 Direction: W

Street Name: Harrison Postal Code: 60612

Information

Zone of Off-site Units: Higher Income Pilot Area: Near West Ward of Off-site Units: 28

Distance to Primary Development: 1 Miles Off-site Administrative Fee: 140000

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

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

On-Site: 28 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 28

The AHP at this time is preliminary. ARO units on- and off-site are to be chosen prior to the drafting and recording of the Affordable Housing Agreement.

**W FULTON ST**

1-STORY J  
**C i**

**LAKE ST**

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i-i

!<! ■ ● |Q!

**12**

**W RANDOLPH ST**

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**M!**  
\* J 3 STORY |

3STORY | 11-S TOHJ | 1-STORY

I II  
M I

**C i**  
2-STORY .

**W WASHINGTON BLVD**

R C

Property Line

1400 W Randolph Applicant: MP Randolph, LLC. Address. 1400 West Randolph Street Introduced: June 12, 2019 Plan Commission- January 23, 2020

Residential Commercial  
P Parking. I Institutional

EXISTING LAND-USE MAP Scale. NTS

## BRIMNSTOOL + LYNCH

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Legend

Property Line 1400 W

Randolph

Applicant- MP Randolph, LLC

Address: 1400 West Randolph Street

Introduced. June 12, 2019

Plan Commission: January 23, 2020 BRININSTOOL

EXISTING ZONING MAP

Scale: NTS

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Legend

Boundary Line

- Property Line

1400 W Randolph

Applicant: MP Randolph, LLC.

Address- 1400 West Randolph Street

Introduced. June 12, 2019

Plan Commission: January 23, 2020

Net Site Area : Area in Right of Way: Gross Site Area:



37,103 SF 46,159 SF 83,262 SF

PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP Scale: 1'-0" = 1/64"

## BRININSTOOL + LYNCH

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CTA TRACK

W LAKE ST.

1400 W Randolph  
Applicant: MP Randolph, LLC  
Address- 1400 West Randolph Street  
Introduced: June 12, 2019  
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SITE PLAN Scale. 1'-0" = 1/64"

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CTA TRACK

W LAKE ST.

**Landscape Notes:**

1. Proposed new tree species are as follows: alternating Shawnee Brave (Type 1), American Sentry Linden (Type 2), and Northern Catalpa (Type 3).
2. Tree grates must be stamped with the "City of Chicago" with an opening of 24". 5/8" block lettering around the perimeter of each grate panel will suffice, securing bolts must be used beneath each grate to connect each grate half together.

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Total Roof Area =

50% Green Roof Required

Green Roof Provided =



LANDSCAPE PLAN Scale: 1'-0" = 1/64"

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**Sign Exhibit Notes:**

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).

The Planned Development Site presently includes two (2) nonconforming off-premise signs (hereinafter "the South Sign" and "the North Sign"- respectively), as depicted on Sign Exhibit. The Applicant agrees to remove the existing South Sign, in its entirety, and to surrender the corresponding permit, as part of this Planned Development. The Applicant shall be permitted to maintain the North Sign, pursuant to Section 17-15-0500 of the Zoning Ordinance. The Applicant shall be limited to seek permits for only business identification signs, at 32 square feet per tenant, pursuant to Section 17-12-1003-E, until the planned development is brought into compliance with Chapter 17-12-1000, et seq.

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SIGN EXHIBIT Scale- NTS

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1400 W Randolph  
SOUTH ELEVATION  
Applicant MP Randolph, LLC  
1/64  
Address 1400 West Randolph Street  
Introduced. June 12, 2019  
BRININSTOOL  
Plan Commission: January 23, 2020  
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1400 W Randolph  
Applicant: MP Randolph, LLC. Scale: WEST ELEVATION 1  
0"=1/64"  
Address: 1400 West Randolph Street  
Introduced June 12 2019  
Plan Commission: January 23, 2020 2  
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1400 W Randolph  
Applicant'  
1'-0" = 1/64"  
Address: 1400 West Randolph Street  
Introduced June 12, 2019  
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MP

Randolph,

LLC.

NORTH ELEVATION

Scale\_

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ARCH LITL PANEL - ARCH LITL PANEL

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ARCH LITL PANEL

ALUM WINDOW WALL SYSTEM W/ CLEAR LOWE GLASS

3Et

ixim

PERFORATED C/BUG/TL3

METAL SCREEN

BRICK MASONRY - W/ PATTERN

MCKMASONR

ARCH LITL PANEL

PERFORATED METAL SCREEN

PERFORATED BRICK MASONRY

ALUM STOREFRONT SVS TEW

AW.M.IFTIHE

1400 W Randolph

Applicant: MP

Randolph,

LLC.

EAST ELEVATION

Scale

1

1/0" = 1/64"

Address: 1400 West Randolph Street

Introduced: June 12, 2019

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Plan Commission: January 23, 2020

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