

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

Address: 723-741 West Randolph / 101-133 North Halsted / 724-740 West Washington, 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 74,738 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

Applicant
Address
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Plan Commission
Randolph Halsted I.I.C
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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; a Landscape Plant List and Details; Building Elevations (North Tower with Randolph Streetscape, South Tower with Washington Streetscape, East Tower, North Halsted Street, Courtyard North and Courtyard South) and Facade Details (Typical Podium, Typical Tower I and Typical Tower II) prepared by Perkins Eastman and dated February 21, 2020, 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.

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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 74,738 square feet and a base 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.

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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 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

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contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the Department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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")

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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 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. BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	114,010
Subarea A:	92,658
Subarea B:	21,352
Area of Public Rights-of-Way (sf):	39,272
Subarea A:	27,282
Subarea B:	11,990
Net Site Area (sf):	74,738
Subarea A:	65,376
Subarea B:	9,363
Maximum Floor Area Ratio:	11.5
Subarea A:	12.7
Subarea B:	3.1
Maximum Permitted Dwelling Units:	
Subarea A:	370
Subarea B:	0
Minimum Off-Street Parking Spaces:	50

Minimum Off-Street Loading Spaces:

Subarea A: 3(10'x25') Subarea B: None

Maximum Building Height:

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Subarea A: Subarea B: Minimum Setbacks:

550'

Existing to remain

In accordance with plans

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PD 1252

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PD 1286

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PROPOSED PD : BOUNDARY 1-1

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PD 233 :<

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----- PD BOUNDARY LINE

EXHIBIT 1: EXISTING ZONING BOUNDARY MAP

APPLICANT: Randolph Halsted LLC ADDRESS: 723-741
West Randolph 101-133 North Halsted 724-740 West
Washington Chicago IL 60661 INTRODUCED: October 11,
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EXHIBIT 2: EXISTING LAND USE MAP

APPLICANT: Randolph Halsted LLC ADDRESS: 723-
741 West Randolph 101-133 North Halsted 724-740 West

Washington Chicago IL 60661 INTRODUCED: October 11,
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---- ZONING / PLANNED DEVELOPMENT BOUNDARIES
mm warn ^ PROPOSED PROJECT PLANNED DEVELOPMENT BOUNDARIES
- - - - PROPERTY LINE

EXHIBIT 3: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: Randolph Halsted LLC ADDRESS:
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740 West Washington Chicago IL 60661
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PROPOSED LANDSCAPE PLAN

-i - - - SUB-AREA BOUNDARY

APPLICANT: Randolph Halsted LLC ADDRESS:
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740 West Washington Chicago IL 60661
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EXHIBIT 5A: SITE AND LANDSCAPE PLAN

APPLICANT: Randolph Halsted LLC ADDRESS: 723-741 West Randolph 101-133 North Halsted 724-740 West Washington Chicago IL 60661 INTRODUCED: October 11, 2017 PLAN COMMISSION: February 21, 2020

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SHADE TREE IN 5'X10' GRATE SECTION

1/8"=1'-0"
SHADE TREE IN PAVER GRATE 1/8"=r-o"

SPACING VARIES REFER TO PLAN OR PLANT LIST FOR SPACING GROUND COVER
SPECIFIED 3" MULCH LAYER FINAL GRADING IN PLANTING BEDS TO ENSURE ADEQUATE DRAINAGE
SPECIFIED PLANTING SOIL EXISTING SUBGRADE

PERENNIALS

PLANT BULBS OR CLUMPS OF BULBS BETWEEN PERENNIALS AS SHOWN IN ENLARGEMENT PLANS PLANT BULBS AT DEPTH INDICATED BY BULB SUPPLIER

SHRUB PLANTING SECTION

NOT TO SCALE

PERENNIAL PLANTING SECTION

NOT TO SCALE

BULB INSTALLATION DETAIL

NOT TO SCALE

PLANT SCHEDULE

SHADE TREES

CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	REMARKS
AL.HH	2	Alnus hirsuta	'Harbi'Prairie Horizon Alder	B&B	4" cal	matching heads
BE.NI	4	Betula nigra	River Birch	B&B	3" cal.	matching heads
CA.SP	2	Catalpa speciosa	Northern Catalpa	B&B	4" cal.	matching heads
GB.PS	4	Ginkgo biloba	'Princeton Sentry'Ginkgo	B&B	4" cal	matching heads
GY.DI	2	Gymnocladus dioica	'Espresso'Kentucky Coffee Tree	B&B	4" cal.	matching heads
QR.FF	3	Quercus robur	'Fastigiata'English Oak	B&B	4" cal	matching heads
QU.WN	3	Quercus x werei	'NK'Kindred Spirit Oak	B&B	3" cal	matching heads
ULPA	2	Ulmus 'Patriot'	Patriot Elm	B&B	4" cal	matching heads

VEHICULAR USE AREA CALCULATIONS

TOTAL VEHICULAR USE AREA REQUIRED INTERNAL LANDSCAPED AREA. ACTUAL LANDSCAPED AREA.

8,620 SF
T S% k 8.620 - 647 SF 1.064 SF

EXHIBIT 5B: LANDSCAPE PLANT LIST AND DETAILS

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EXHIBIT 6A: NORTH TOWER ELEVATION WITH RANDOLPH STREETSCAPE

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-AIN! ED AI.UM:N'UW SIGNAGE LOCATION •

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SIGNAGE LOCATIONS -- --

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EXHIBIT 6B: SOUTH TOWER ELEVATION WITH WASHINGTON STREETScape

APPLICANT: Randolph Halsted LLC ADDRESS: 723-741
West Randolph 101-133 North Halsted 724-740 West
Washington Chicago IL 60661 INTRODUCED: October 11,
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LOADING DOG

EXHIBIT 6C: EAST TOWER ELEVATION

APPLICANT: Randolph Halsted LLC
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EXHIBIT 6D: NORTH HALSTED STREET ELEVATION

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740 West Washington Chicago IL 60661
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COMMISSION: February 21, 2020

EXHIBIT 6E: COURTYARD NORTH ELEVATION

APPLICANT: Randolph Halsted LLC ADDRESS: 723-741 West
Randolph 101-133 North Halsted 724-740 West Washington Chicago
IL 60661 INTRODUCED: October 11, 2017 PLAN COMMISSION:
February 21, 2020

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Painted Aluminum
PANELS

SIGNAGE

• 250' Glass RAILING

VISION GLASS WITH ALUMINUM WINDOW SYSTEM

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EXHIBIT 6F: COURTYARD SOUTH ELEVATION

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph 101-133
North Halsted 724-740 West Washington
Chicago IL 60661 INTRODUCED: October 11,
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TYPICAL PODIUM FACADE

EXHIBIT 7A: FACADE DETAILS

APPLICANT: Randolph Halsted LLC ADDRESS:
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740 West Washington Chicago IL 60661
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TYPICAL TOWER I FACADE

EXHIBIT 7B: FACADE DETAILS

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METAL PANEL GLAZING



ELEVATION

TYPICAL TOWER II FACADE

EXHIBIT 7C: FACADE DETAILS

APPLICANT: Randolph Halsted LLC ADDRESS: 723-741 West Randolph 101-133 North Halsted 724-740 West Washington

Chicago IL 60661 INTRODUCED: October 11, 2017 PLAN COMMISSION: February 21, 2020

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

^ Maurice⁷ D. Cox ^ -<> J~ Chicago Plan Commission /

Date: February 21, 2020

Re: Proposed Amendment to Planned Development #1230 for the property generally located at 725 West Randolph Street

On February 21, 2020, the Chicago Plan Commission recommended approval of the proposed amendment to planned development #1230 submitted by, Randolph Halsted LLC. A copy of the proposed amendment to the planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
PD Master File (Original PD, copy of memo)