

PD 1458

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4/19/2023

REPORTS OF COMMITTEES

21124
62765

Reclassification Of Area Shown On Map No. 1-G.
(Application No. 22147)
(Common Address: 450 N. Racine Ave.)

[O2023-1331]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-G in an area bounded by:

the alley next west of and parallel to North Racine Avenue; a line 123.10 feet north of and parallel to West Hubbard Street; North Racine Avenue; and a line 99.10 feet north of and parallel to West Hubbard Street,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 1-G. RBPD 1458
(As Amended)
(Application No. 21124)
(Common Address: 1200 -- 1234 W. Randolph St./146 -- 162 N. Racine Ave.)
[SO2022-2738]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development Number 1458 District symbols and indications as shown on Map Number 1-G in the area bounded by:

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

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

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

to those of Residential Business Planned Development Number 1458, as amended, which is hereby established in the area described above.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1458, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1458 ("Planned Development"), consists of approximately 46,174 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 1234 West Randolph Developer LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of

streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and 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 Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea, and Property Line Map, a Site Plan; a Landscape Plan, a Subarea A Ground Floor Plan; a Roof Plan; and Building Elevations submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

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

Subarea A:

Artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all and including at-grade and above-grade outdoor patios and liquor sales); financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; retail sales; participant sports and recreation; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

Subarea B:

Artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all and including at-grade and above-grade, outdoor patio -- including rooftop deck and liquor sales); financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; retail sales; participant sports and recreation; co-located wireless communications facilities; production of beer, wine and spirits; large venue; accessory parking and accessory uses.

6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted floor area ratio identified in the Bulk Regulations Table has been determined using a net site area of 46,174 square feet and a base FAR of 7.0, with the total FAR allowed under this Planned Development of 8.79.

The Applicant acknowledges that the project has received a bonus FAR on the Subarea A portion of the property only in the amount of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and 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. 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 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent 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. The Applicant acknowledges and agrees that the rezoning of the Property from the BPD Number 1458 District to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") Number 1458, as amended is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 395 dwelling units in Subarea A and zero dwelling units in Subarea B. The Applicant intends to construct a 395-unit rental building in Subarea A (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in Subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent

of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under Subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant for Subarea A has elected the 20 percent option as set forth in the chart in Subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation for Subarea A is 79 affordable units (20 percent of 395) and half of those affordable units are Required Units. The Applicant of Subarea A has agreed to satisfy its affordable housing obligation by providing all 79 affordable units in the rental building in Subarea A, as set forth in the Affordable Housing Profile Form (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 26 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 26 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with Subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. 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.
12. 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.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. 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.
15. 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. For Subarea A only, 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.
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. As there are existing improvements within Subarea B of the Planned Development which have been previously constructed, the obligations contained within this Statement only shall apply to the improvements in Subarea A of the Planned Development. 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the Subarea A improvements 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 Subarea A improvements 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 Subarea A improvements 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 foregoing, 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 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the previously approved Business Planned Development Number 1458, as approved by City Council on December 18, 2019.

* Editor's Note: Numbering sequence error; (i) missing in original document.

[Parking Plan; Residential/Podium Amenity Plans; Building Section; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Overall Site Plan; Landscape Plan; Ground Floor Plan; Overall Roof Plan; East/West Building Section Looking North; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 62779 through 62794 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1458, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	46,174.00 square feet
Subarea A:	18,375.00 square feet
Subarea B:	27,799.00 square feet
Area Remaining in the Public Right-of-Way:	31,351.53 square feet
Subarea A:	10,542.57 square feet
Subarea B:	20,808.96 square feet
Gross Site Area:	77,525.53 square feet
Subarea A:	28,918.38 square feet
Subarea B:	48,607.15 square feet
Maximum Floor Area Ratio:	8.79
Subarea A:	20.42
Subarea B:	1.10

Maximum Number of Residential Units:	395
*Subarea A:	395
Subarea B:	0
Maximum Building Height:	460 feet
Subarea A:	460 feet
Subarea B:	30 feet
Minimum Number of Accessory Off-Street Parking Spaces:	113
Subarea A:	113
Subarea B:	0
Minimum Number of Off-Street Loading Berths:	3
Subarea A:	2
Subarea B:	1
Minimum Number of Off-Street Bicycle Parking Spaces:	290
Subarea A:	290
Subarea B:	0
Minimum Setbacks from Property Line:	In accordance with the Site Plan

* For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio.

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 12-15-22

DEVELOPMENT INFORMATION

Development Name: 1234 W. Randolph

Development Address: 1200-34 W. Randolph St.

Zoning Application Number, if applicable: 21124

Ward: 27

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

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*)

T/B/D 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 Golub and Company / Azur Capital

Developer Contact Collin McKenna

Developer Address 625 N. Michigan Ave., Suite 2000, Chicago, IL 60611

Email cmckenna@goco.com

Developer Phone 312-440-8744

Attorney Name Acosta Ezgur, LLC - Michael Ezgur

Attorney Phone 312-617-8900

TIMING

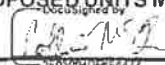
Estimated date marketing will begin Fall 2024

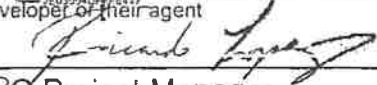
Estimated date of building permit* June 2023

Estimated date ARO units will be complete Spring 2025

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)


 Developer of their agent 12/20/2022


 ARO Project Manager Date 02/13/2023

Date





ARO Web Form

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Applicant Contact Information

Name: Collin McKenna
Email: cmckenna@goco.com

Development Information

Address

Printed Date: 03/15/2023

Number From: 1200 Number To: 1234 Direction: W
Street Name: Randolph Street Postal Code: 60607

Development Name 1234 W. Randolph

Are you rezoning to downtown?: YES
Is your project subject to the ARO Pilots?: 2021 ARO REQUIREMENTS APPLY

Information

Ward: 27 ARO Zone: Downtown

Details

ARO Trigger: ZC + PD + TSL
Total Units 395
Development Type: Rent
TSL Project: 100% ARO on-site (eTOD)
Date Submitted: 03/15/2023

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Requirements

Affordable Units: 79 (20% of 395 total dwelling units) *On-site aff. Units: 20

How do you intend to meet your required obligation

On-Site: 79 Off-Site: 0

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

Total Units: 79 In-Lieu Fee Owed: 0

THIS IS A PRELIMINARILY APPROVED AHP, WHICH WILL BE REVISED WHEN FURTHER PROJECT DETAILS ARE DETERMINED. PROJECT MUST COMPLY WITH ALL ARO RULES IN EFFECT AT THE TIME OF RE-SUBMITTAL AND APPROVAL BY ARO PROJECT MANAGER.



Ricardo Lopez, ARO Project Manager, DOH
03/13/2023

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Project Name	1234 W. Randolph
Zoning Application number, if applicable	21124
Address	1200 - 1234 W Randolph St
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	395
Total Affordable units	79

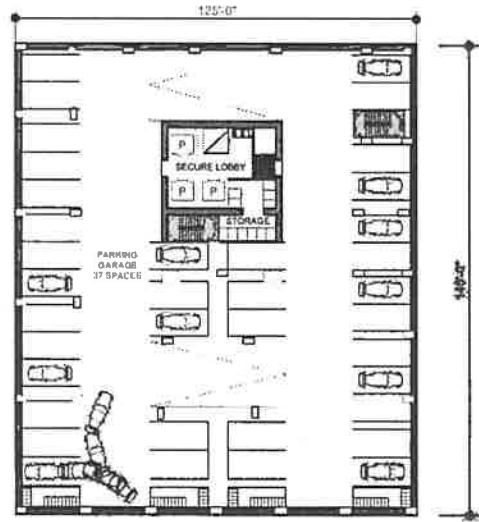
Summary							
unit type	market rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	132	42%	514	33	42%	514	100%
one-bed	132	41%	770	33	42%	770	100%
two-bed	52	16%	1,202	13	16%	1,202	100%
three-bed	0	-	-	0	-	-	-
four-bed	0	-	-	0	-	-	-

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios). **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

All projects with proposed ARO units must complete this tab

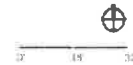
	Market Rate Units	Affordable Units
Parking	TOD	TOD
Laundry	T/B/D	T/B/D
Appliances		
Refrigerator age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D
Dishwasher age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D
Stove/Oven age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D
Microwave age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D
Bathroom(s) how many?	T/B/D	T/B/D
Half bath? Full bath?		
Kitchen countertops material	T/B/D	T/B/D
Flooring material	T/B/D	T/B/D
HVAC		
Other		

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TYPICAL PARKING

LEVELS 2-4
37 SPACES / FLOOR



Parking Plan

1234 West Randolph / Chicago, IL / AZUR / GOLUB / 5006.162 / 02.06.2023

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PODIUM AMENITY

LEVEL 5



TYPICAL RESIDENTIAL

LEVELS 6-32
12-13 UNITS / FLOOR



Residential / Podium Amenity Plan

1234 West Randolph / Chicago, IL / AZUR / GOLUB / 5006.162 / 02.06.2023

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UPPER AMENITY

LEVEL 33
6 UNITS / FLOOR



RESIDENTIAL TIER 2

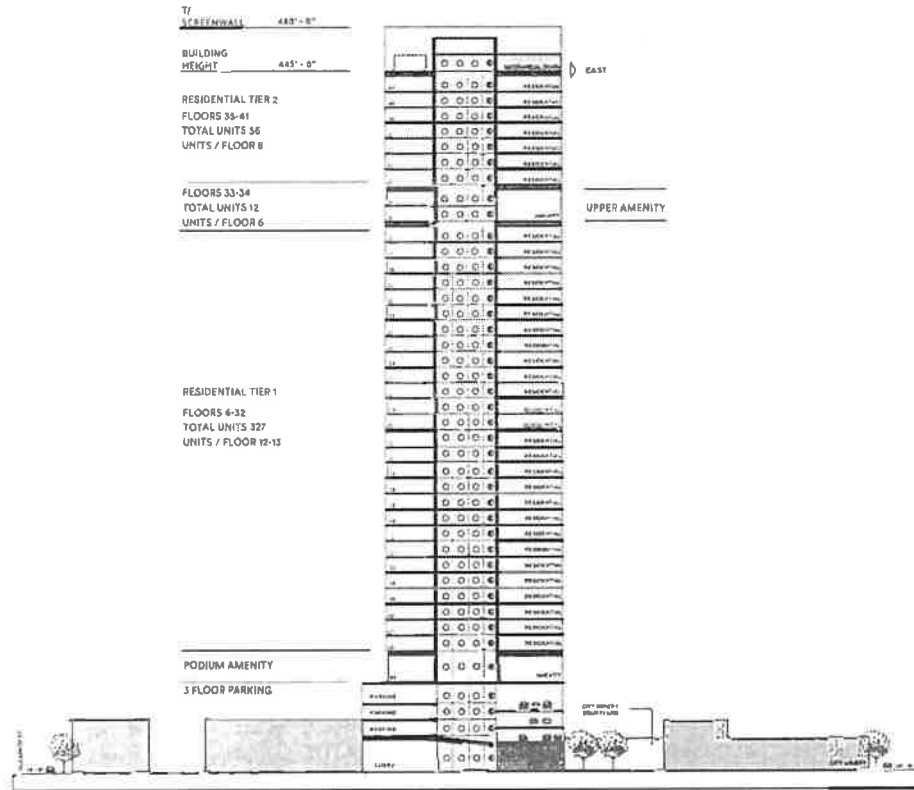
LEVELS 35-41
8 UNITS / FLOOR



Residential / Upper Amenity Plan

1234 West Randolph / Chicago, IL / AZUR / GULP / 6006162 / 02.06.2023

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Section

1234 West Randolph / Chicago, IL / AZUR / GOLUB / 5006.162 / 02.06.2023

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KEY:

A2: MULTIPLE DWELLINGS
 B: INSTITUTIONAL UNITS
 C: ASSEMBLY UNITS

E: BUSINESS UNITS
 F: MERCANTILE UNITS
 G: INDUSTRIAL UNITS

H: STORAGE UNITS

EXISTING LAND USE MAP

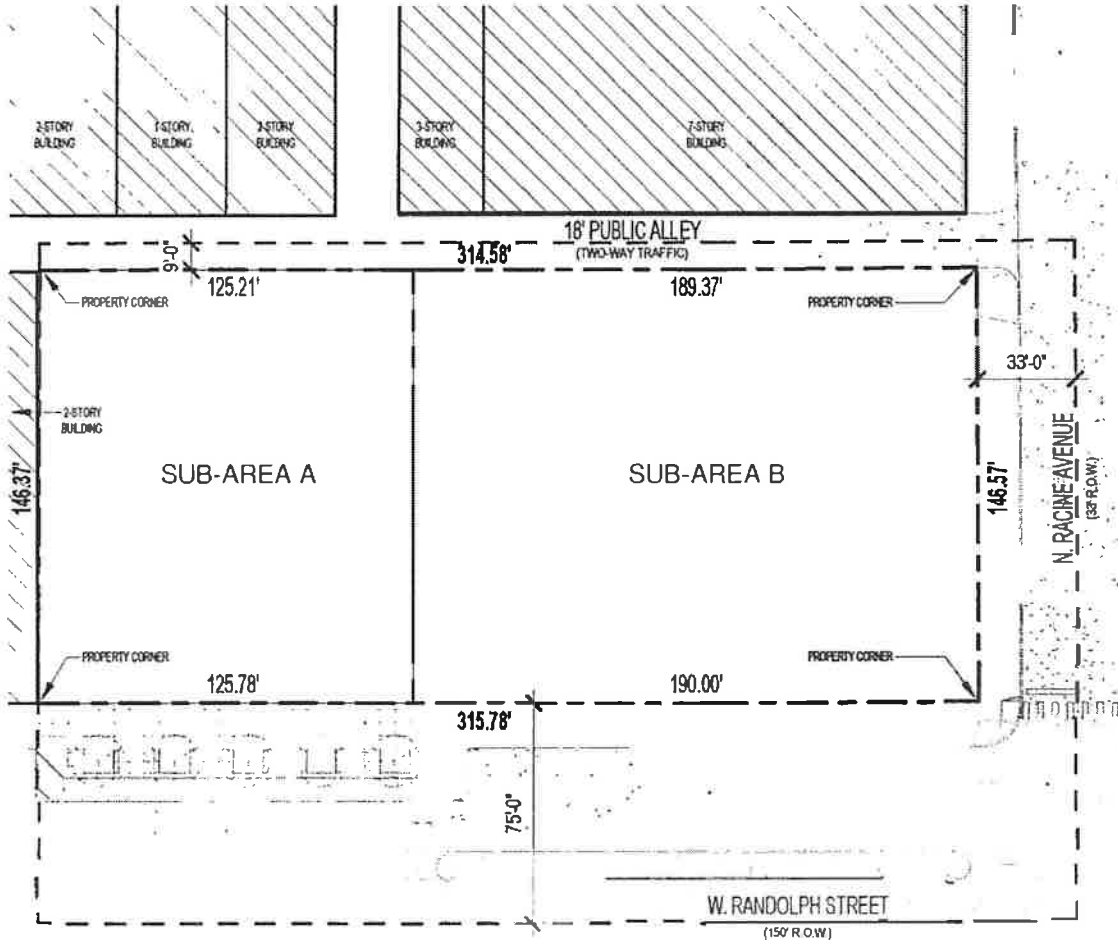


Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



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**PLANNED DEVELOPMENT BOUNDARY,
SUB-AREA & PROPERTY LINE**



Applicant: 1234 West Randolph Developer LLC

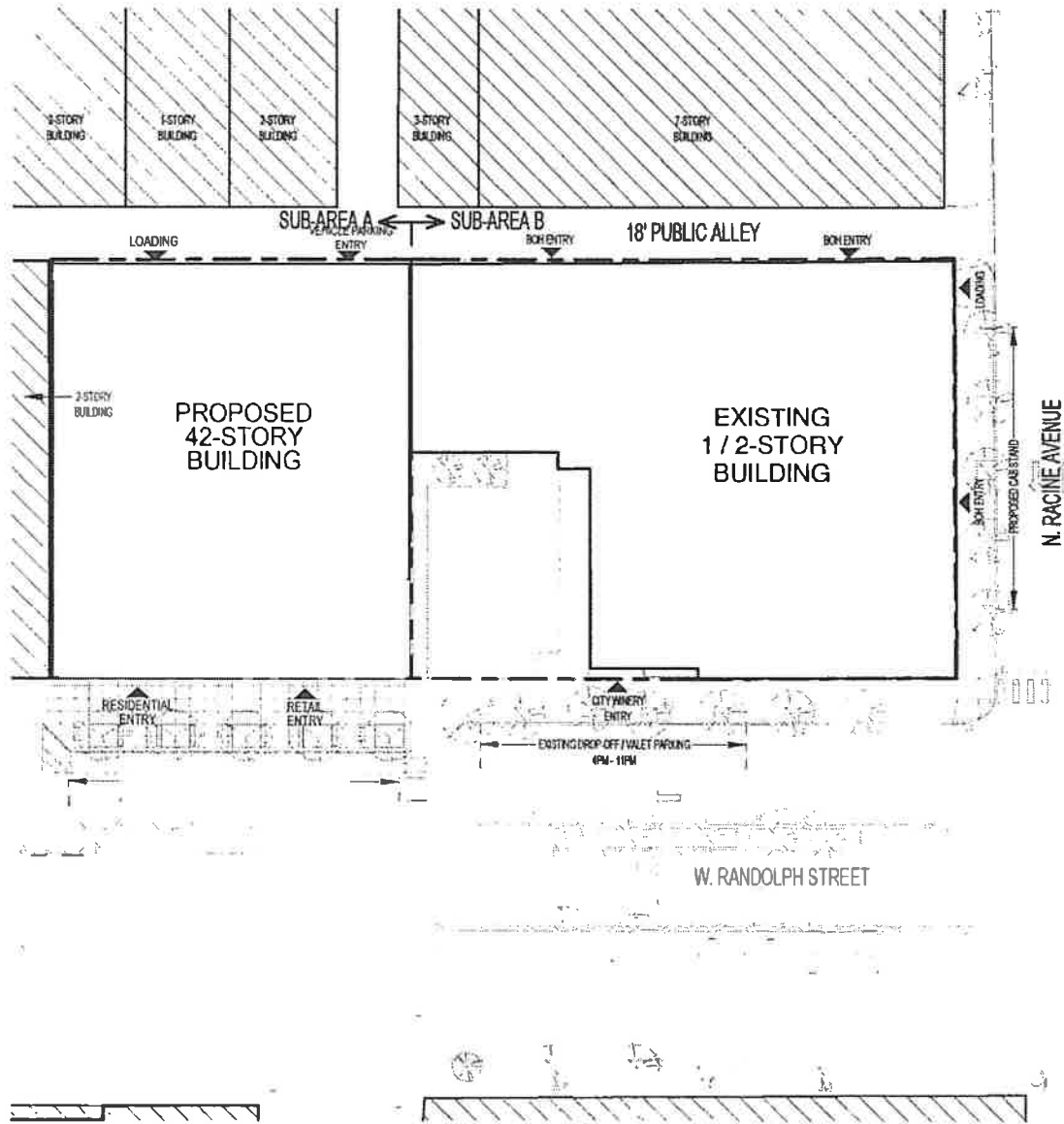
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022

Plan Commission: March 16, 2023



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OVERALL SITE PLAN

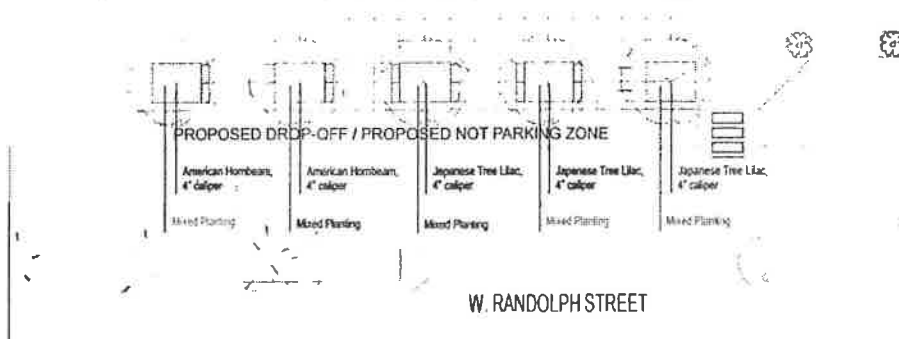
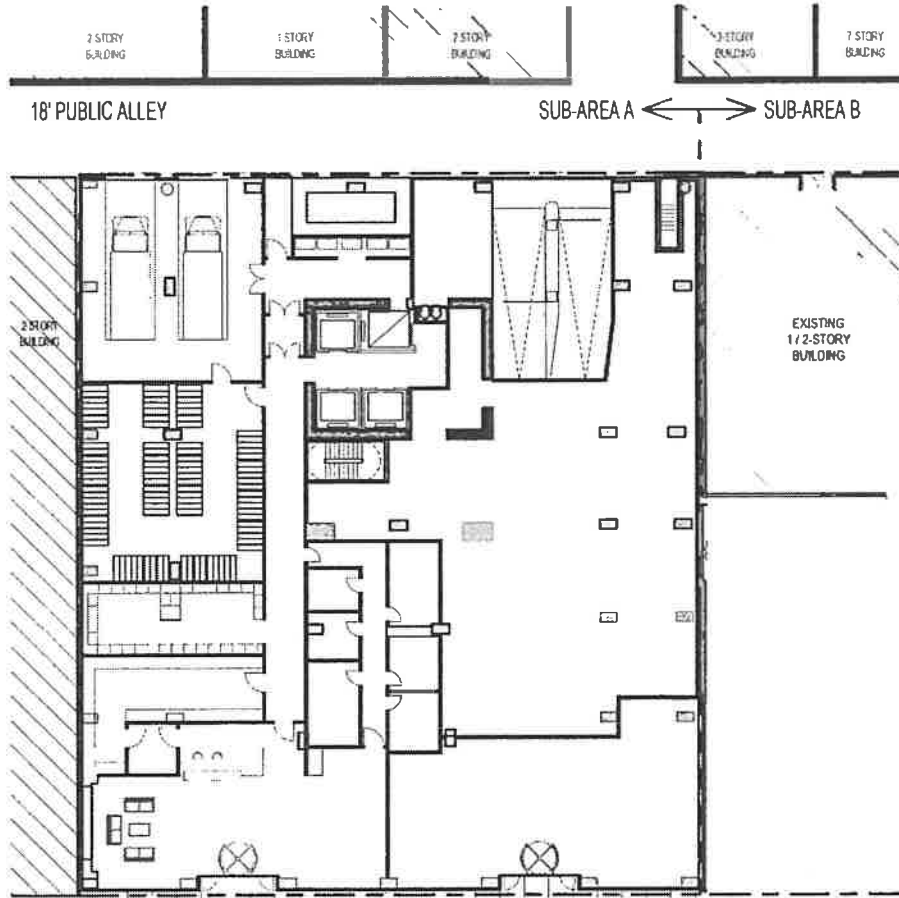


Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



FINAL FOR PUBLICATION



LANDSCAPE PLAN

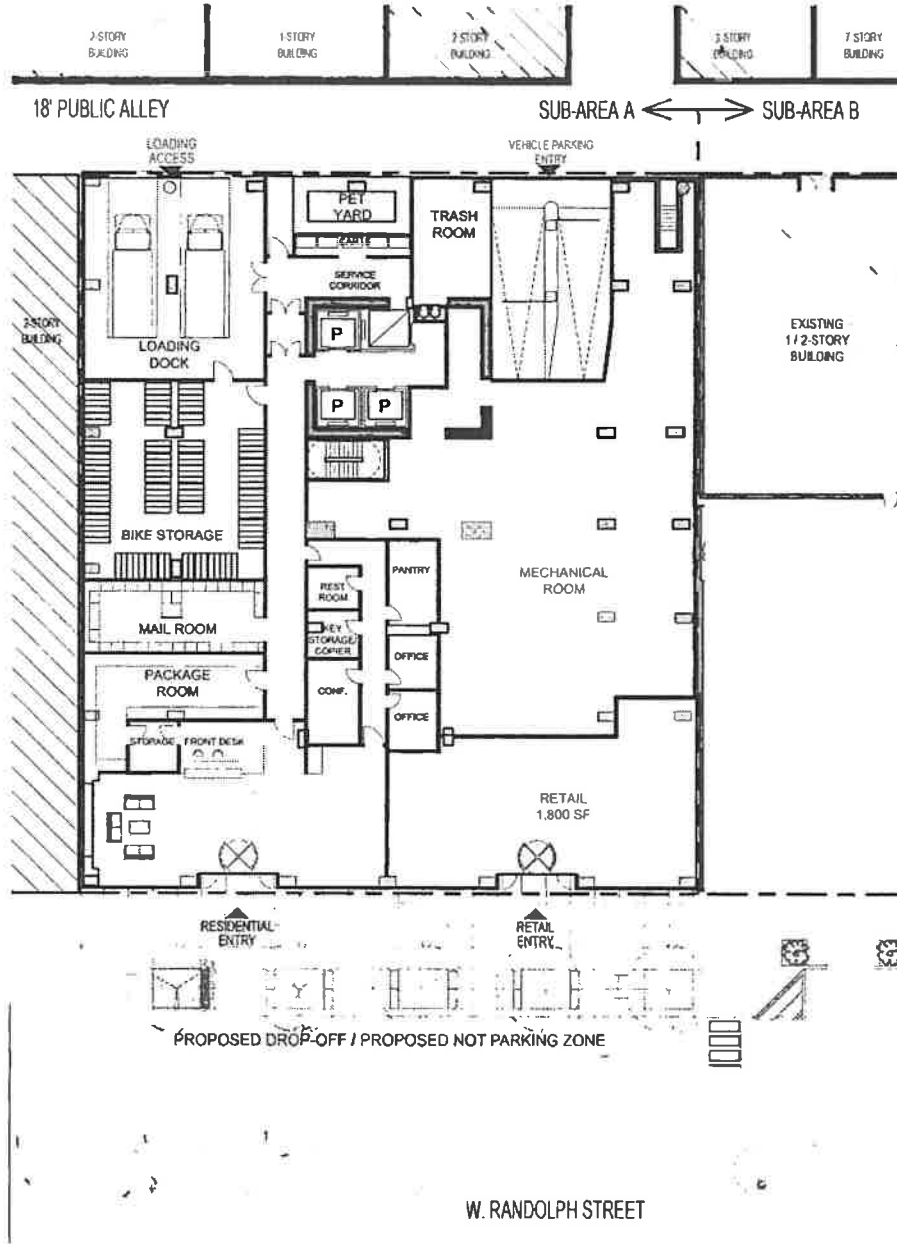


Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



FINAL FOR PUBLICATION



GROUND FLOOR PLAN

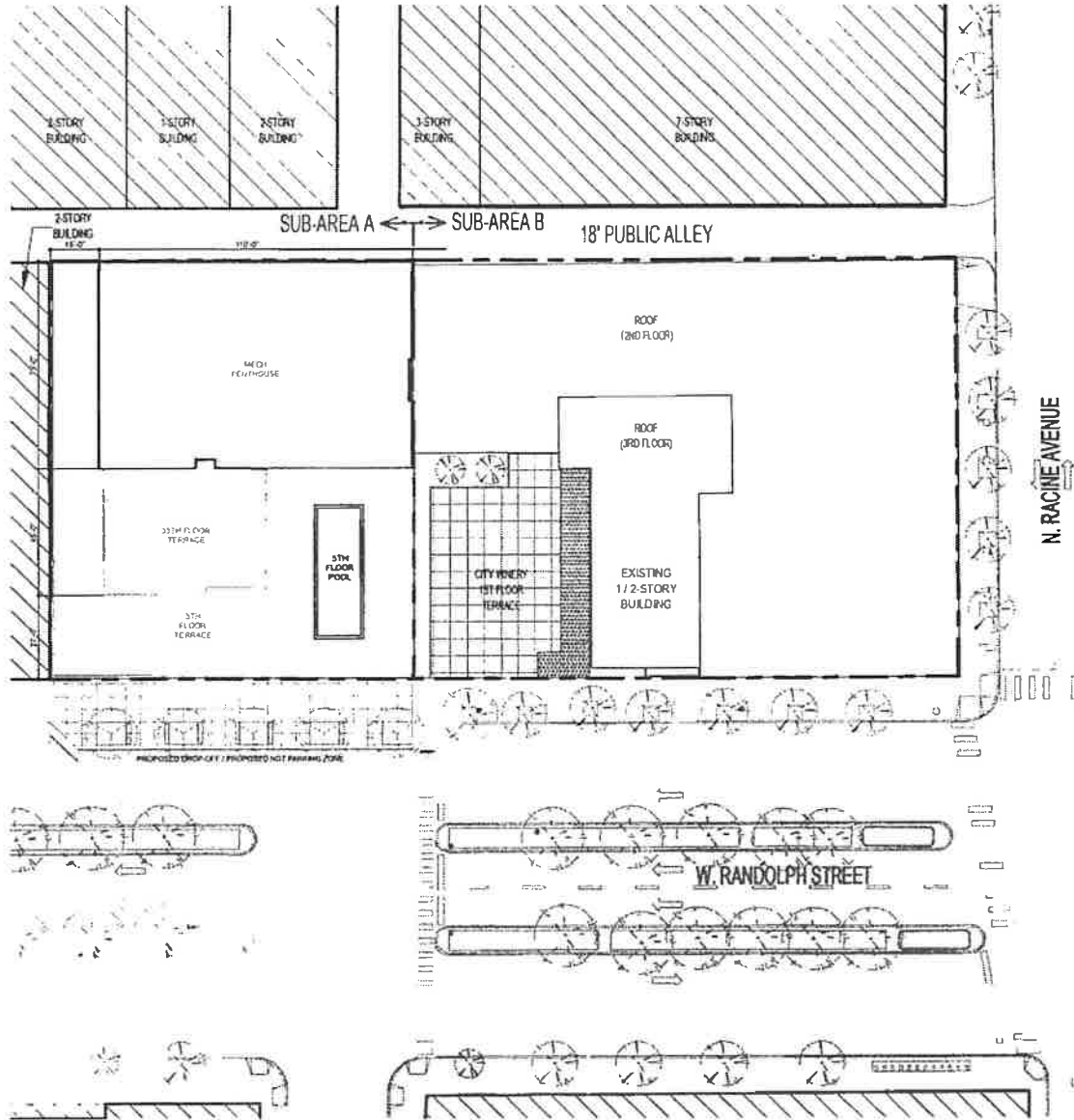


Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



FINAL FOR PUBLICATION



OVERALL ROOF PLAN



Applicant: 1234 West Randolph Developer LLC

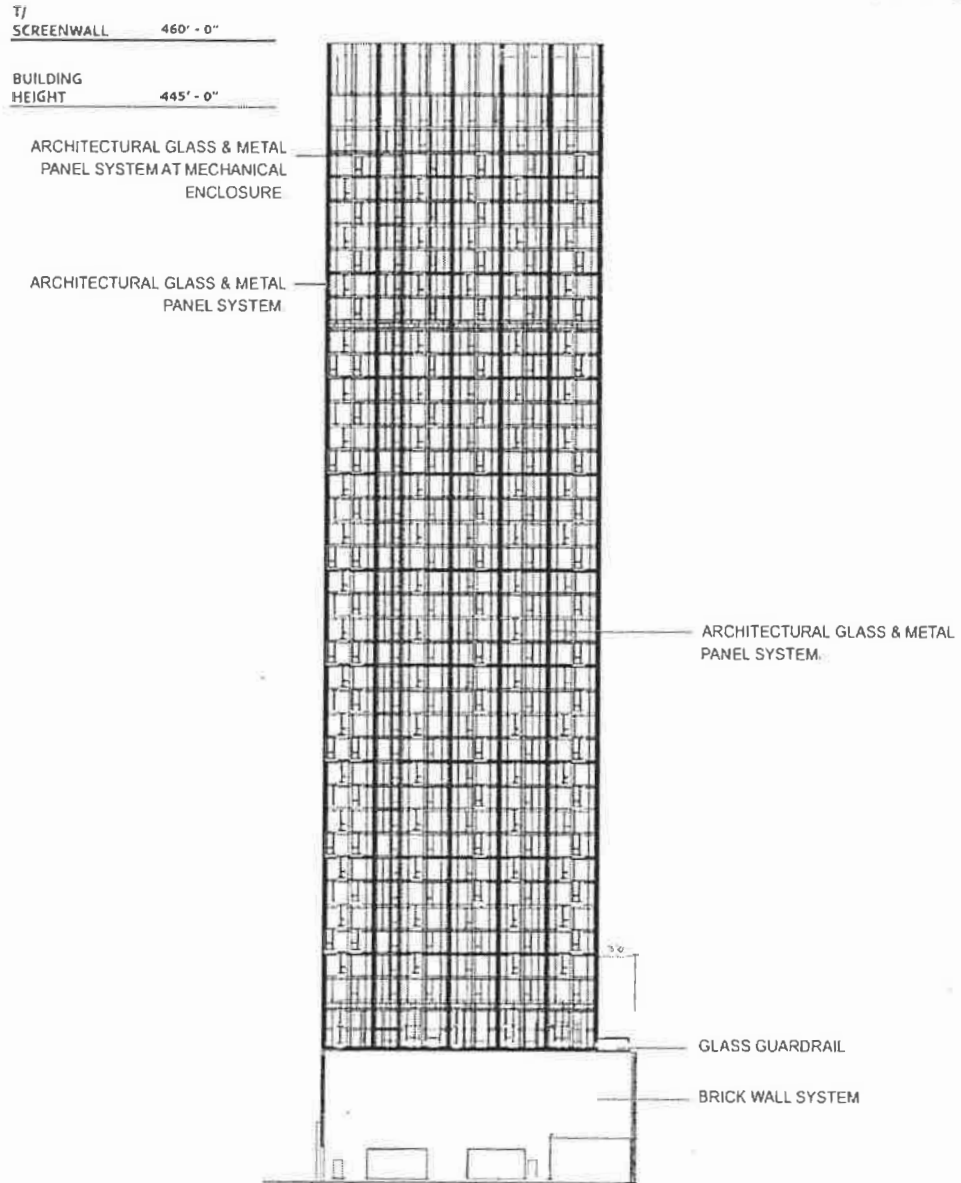
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022

Plan Commission: March 16, 2023



**FINAL FOR
PUBLICATION**



NORTH ELEVATION

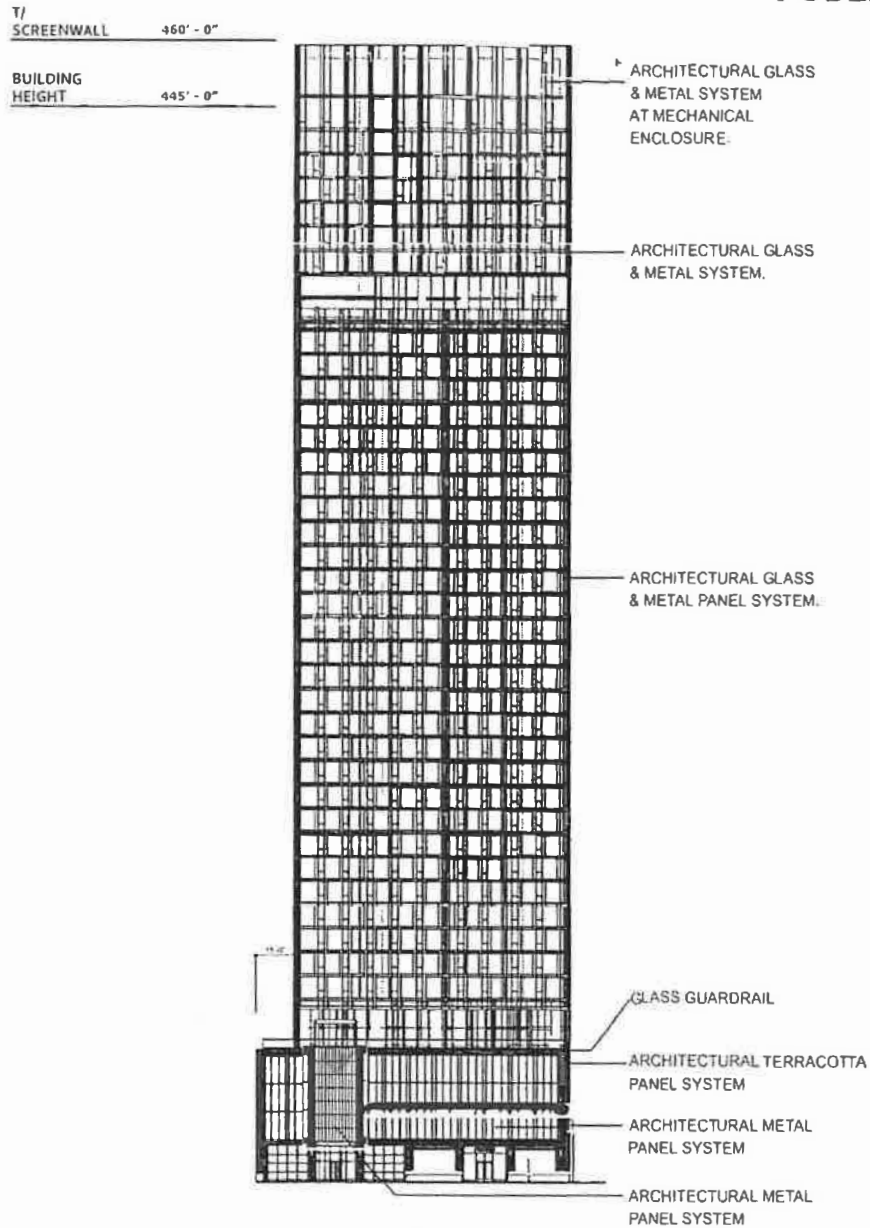


Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



FINAL FOR PUBLICATION



SOUTH ELEVATION



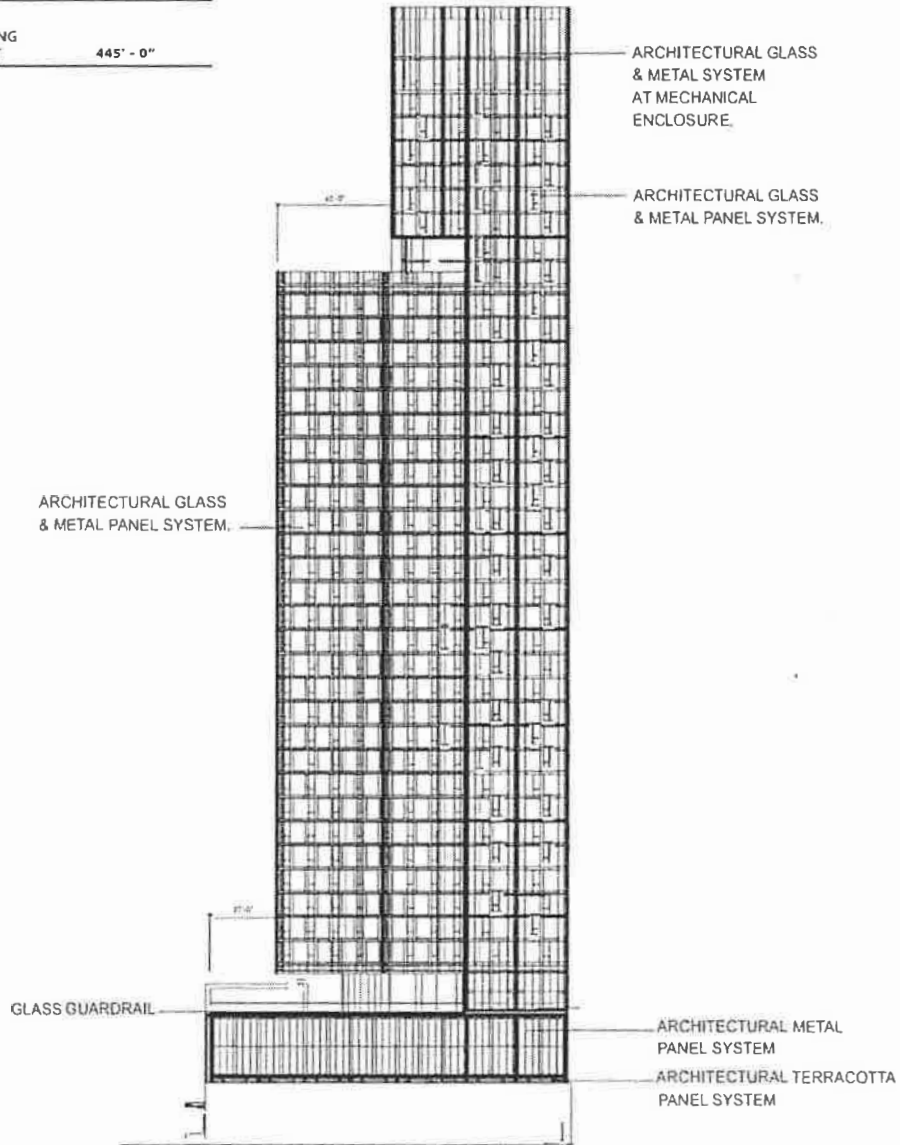
Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



FINAL FOR PUBLICATION

T/	
SCREENWALL	460' - 0"
BUILDING HEIGHT	445' - 0"



EAST ELEVATION



Applicant: 1234 West Randolph Developer LLC
Address: 1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL

Introduced: September 21, 2022
Plan Commission: March 16, 2023



*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 19984)
(Common Address: 1200 -- 1234 W. Randolph St./
146 -- 162 N. Racine Ave.)*

BPD 1458

[SO2019-1388]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

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

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

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

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

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

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1458 ("Planned Development") consists of approximately 46,174 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 1234 West Randolph Developer LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and 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 sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; a Site Plan; a Landscape Plan, a Subarea A Ground Floor Plan; a Roof Plan; Building Elevations; and Axonometric Plans submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A:

hotel, artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all and including at-grade and above-grade outdoor patios and liquor sales); financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; retail sales; participant sports and recreation; co-located wireless communications facilities; accessory parking and accessory uses.

Subarea B:

artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all and including at-grade and above-grade, outdoor patio -- including roof top deck and liquor sales); financial services (excluding payday

loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; retail sales; participant sports and recreation; co-located wireless communications facilities; production of beer, wine and spirits; large venue; accessory parking and accessory uses.

6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a net site area of 46,174 square feet and a base FAR of 5.0, with the total FAR allowed under this Planned Development of 5.0.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Overall Site Plan; Landscape Plan; Subarea A -- Ground Floor Plan; Overall Roof Plan; North, South, East and West Building Elevations; Axonometric Typical, East, Roof and Lobby Facades referred to in these Plan of Development Statements printed on pages 12366 through 12380 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

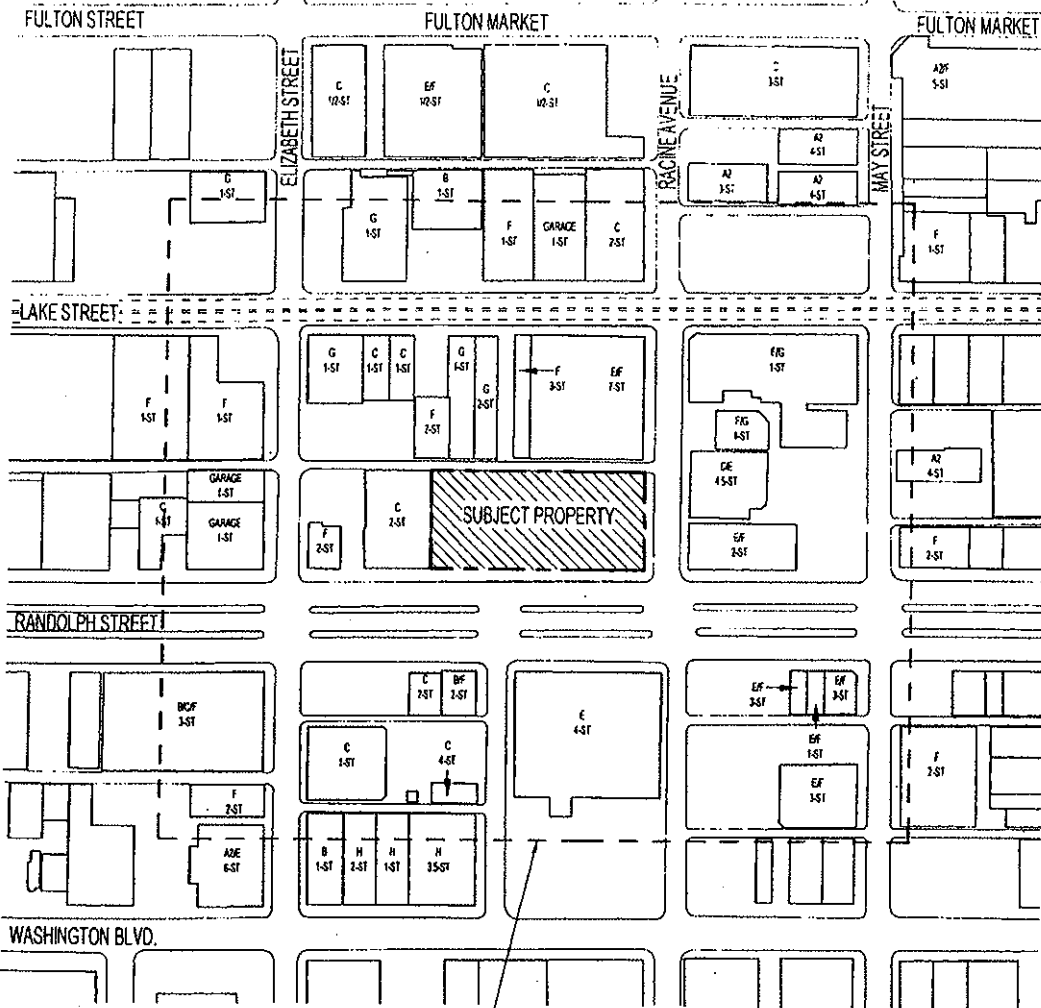
Business Planned Development.

Bulk Regulations And Data Table.

Net Site Area:	46,174.00 square feet
Subarea A:	18,375.00 square feet
Subarea B:	27,799.00 square feet
Area Remaining in the Public Right-of-Way:	31,351.53 square feet
Subarea A:	10,542.57 square feet
Subarea B:	20,808.96 square feet
Gross Site Area:	77,525.53 square feet
Subarea A:	28,918.38 square feet
Subarea B:	48,607.15 square feet

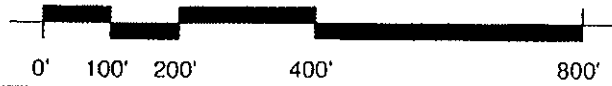
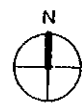
Maximum Floor Area Ratio:	4.0
Subarea A:	8.40
Subarea B:	1.10
Maximum Number of Hotel Keys:	259
Subarea A:	259
Subarea B:	0
Maximum Building Height:	197 feet, 4 inches
Subarea A:	197 feet, 4 inches
Subarea B:	30 feet
Minimum Number of Accessory Off-Street Parking:	0
Subarea A:	0
Subarea B:	0
Minimum Number of Off-Street Loading Berths:	2
Subarea A:	1
Subarea B:	1
Bicycle Parking:	20
Subarea A:	20
Subarea B:	0
Minimum Setbacks from Property Line:	In accordance with the Site Plan

Final for Publication



400' PROPERTY BOUNDARY OFFSET

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

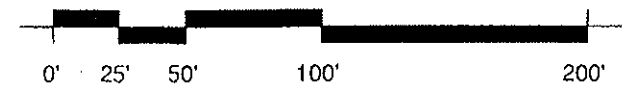
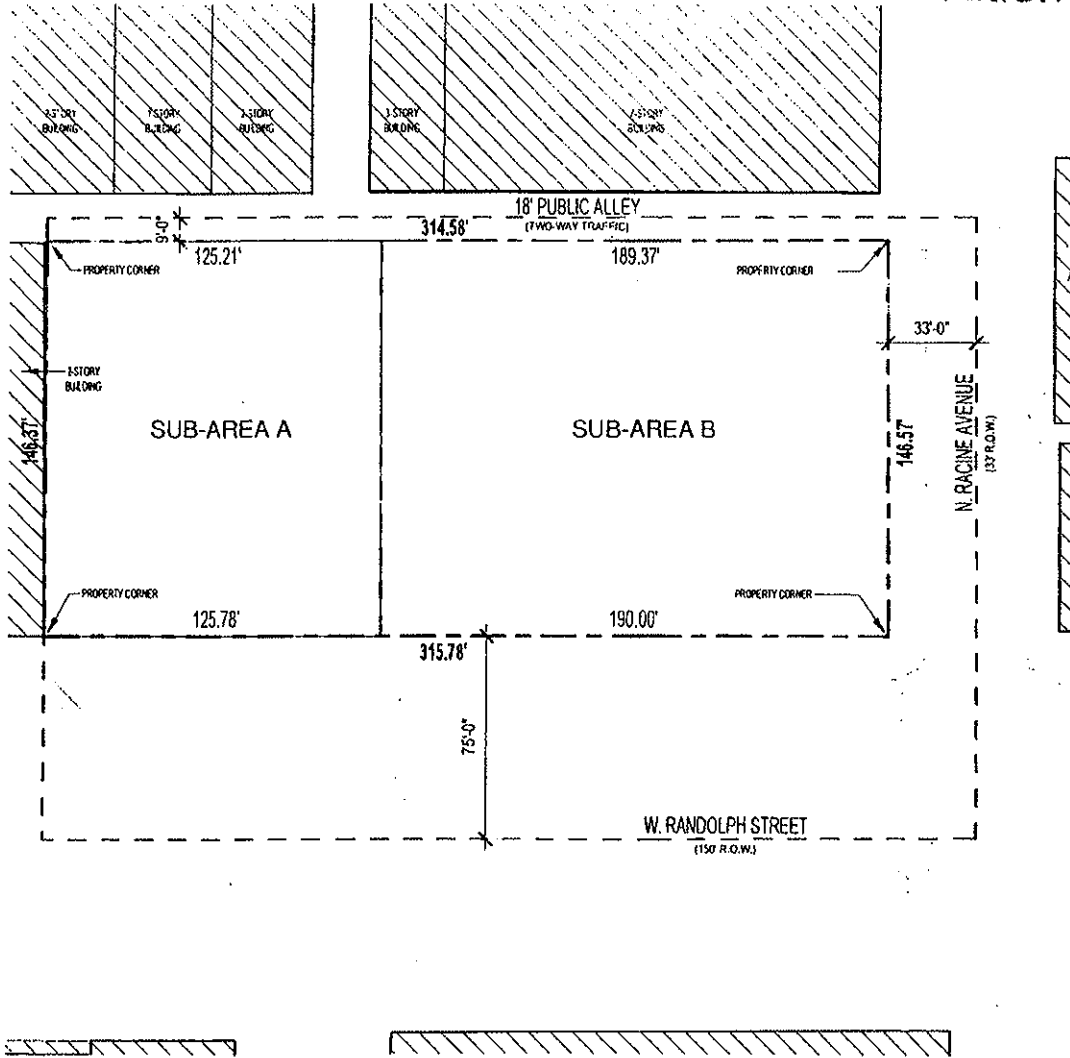


Applicant:	1234 West Randolph Developer, LLC
Address of Project:	1200-34 W. Randolph St/146-62 N. Racine Ave., Chicago, IL
Introduction Date:	March 13, 2019
Plan Commission Date:	November 21, 2019

Scale: 1" = 200'-0"

EXISTING LAND USE MAP

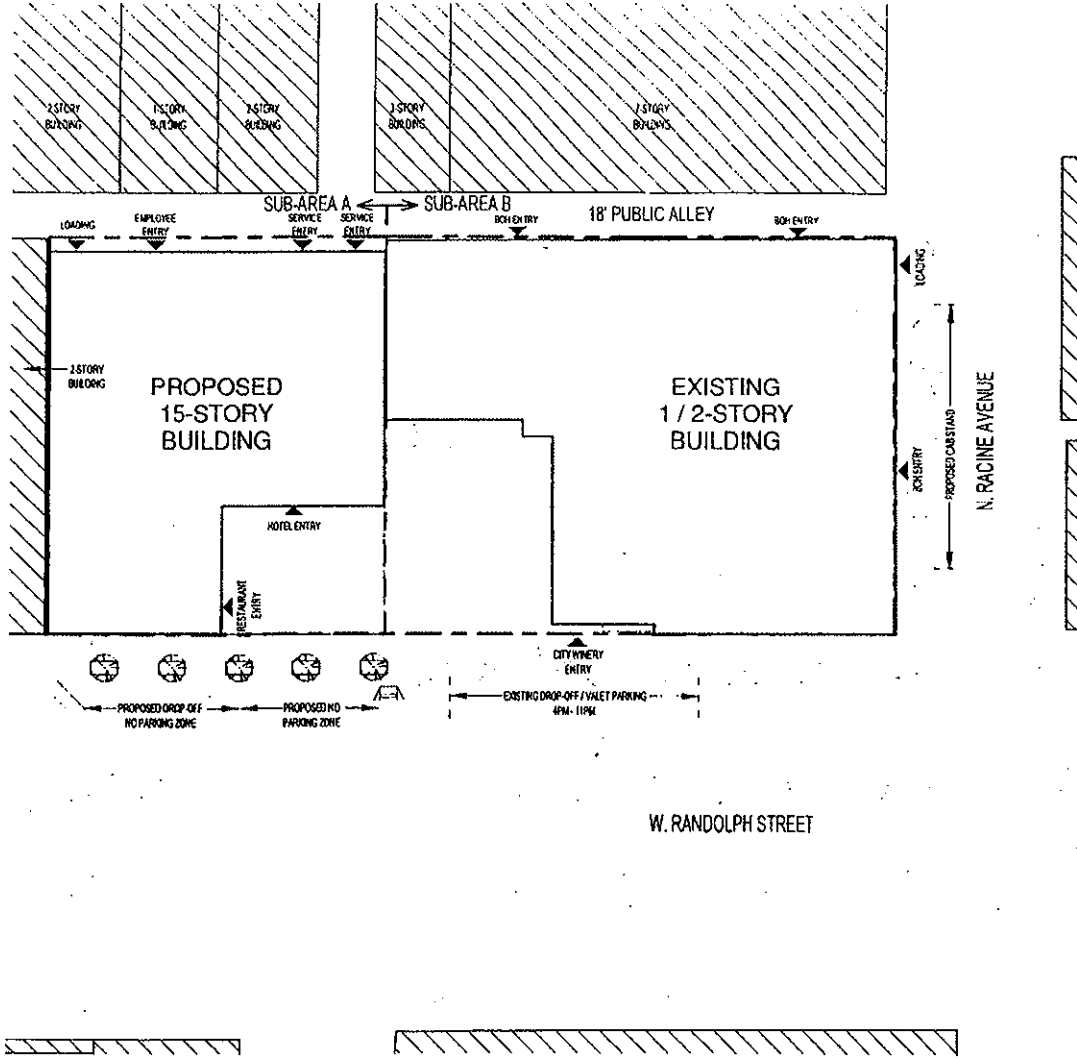
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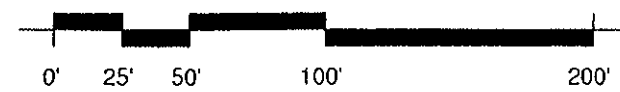
Applicant:	1234 West Randolph Developer, LLC	PLANNED DEVELOPMENT BOUNDARY, SUB-AREA & PROPERTY LINE MAP
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	

Scale: 1" = 50'-0"

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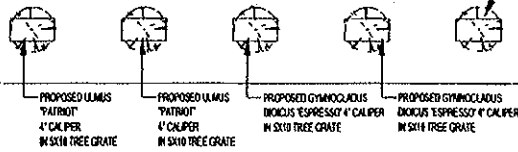
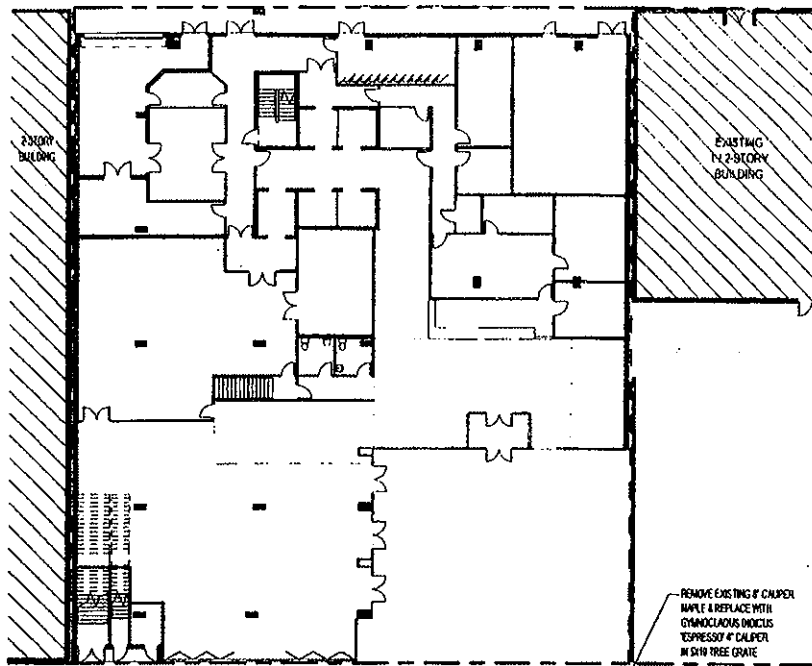
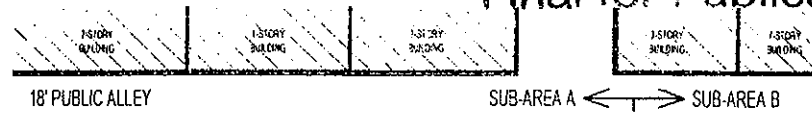


W. RANDOLPH STREET

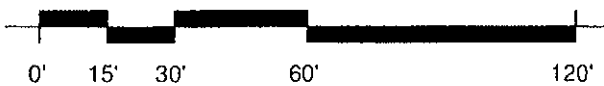


Applicant:	1234 West Randolph Developer, LLC	OVERALL SITE PLAN
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	
		Scale: 1" = 50'-0"

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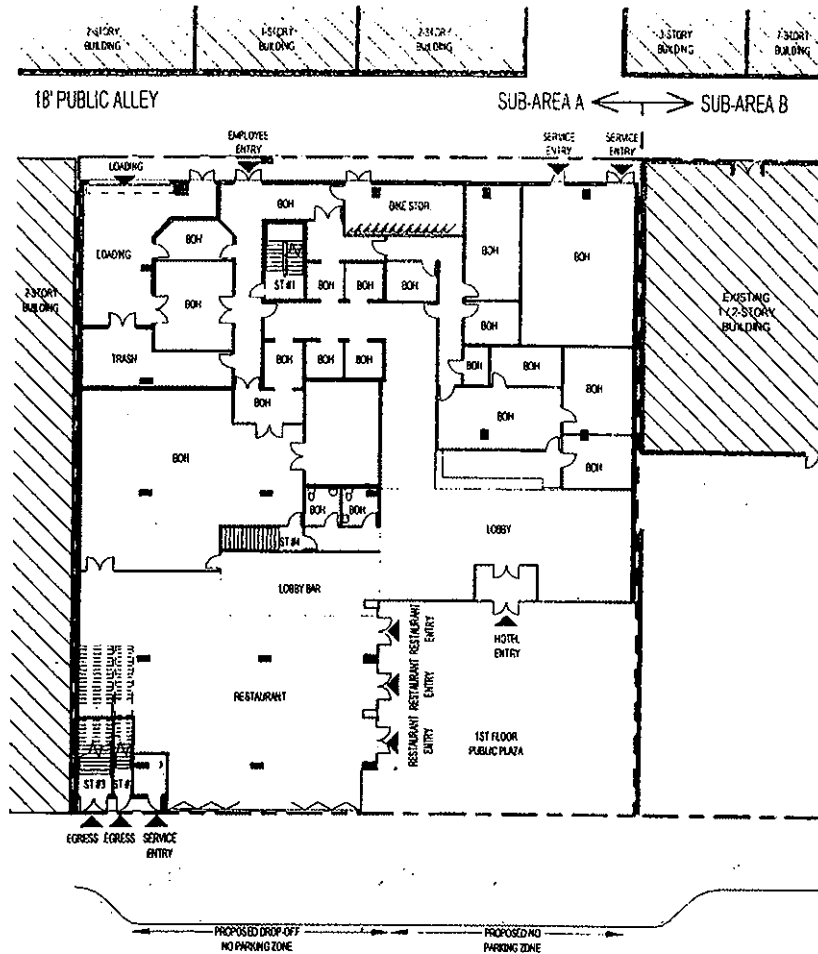
W. RANDOLPH STREET



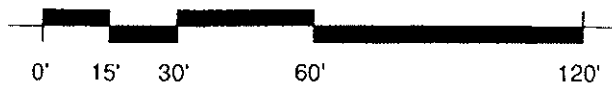
Applicant:	1234 West Randolph Developer, LLC	LANDSCAPE PLAN
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	

Scale: 1" = 30'-0"

Final for Publication

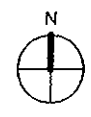
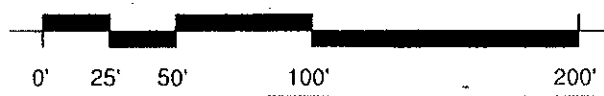
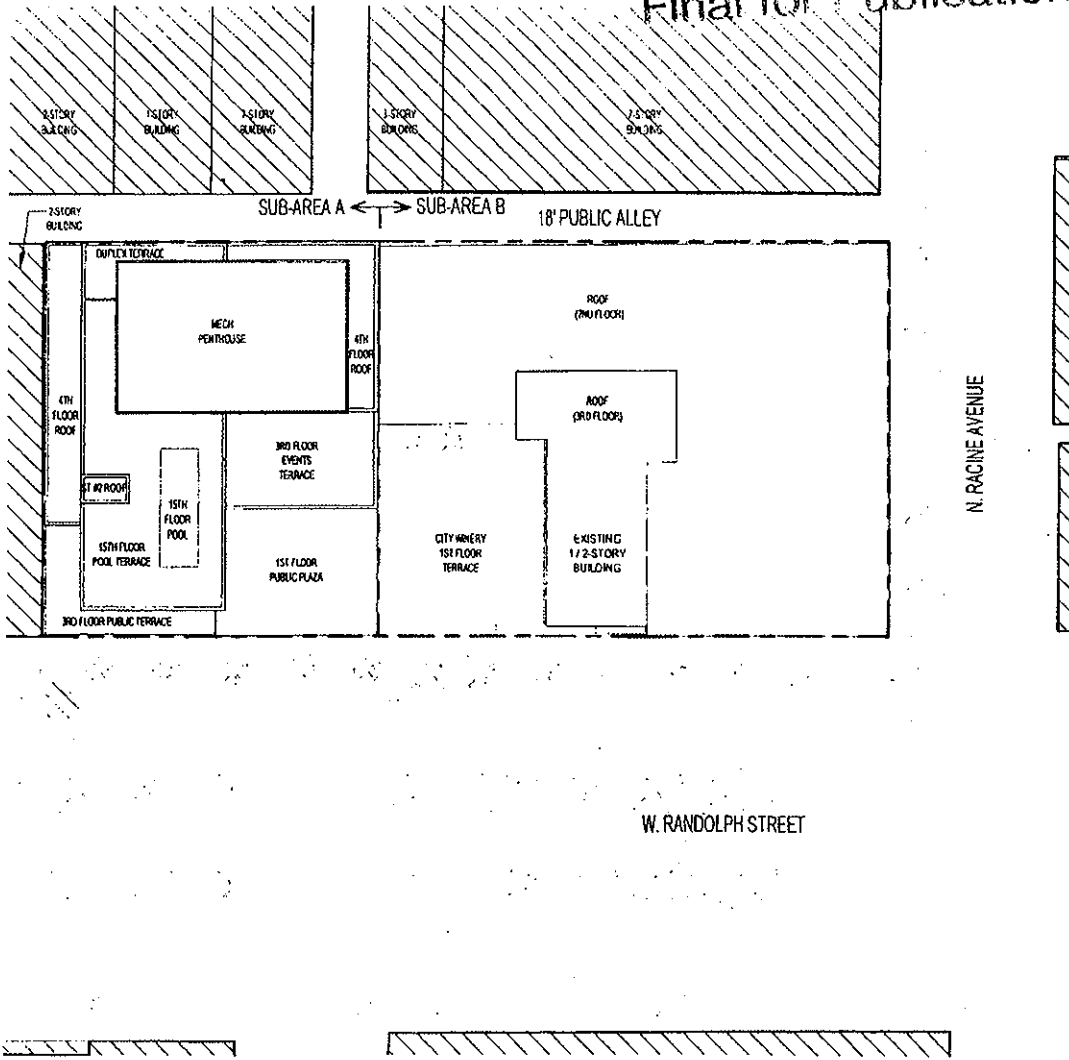


W. RANDOLPH STREET



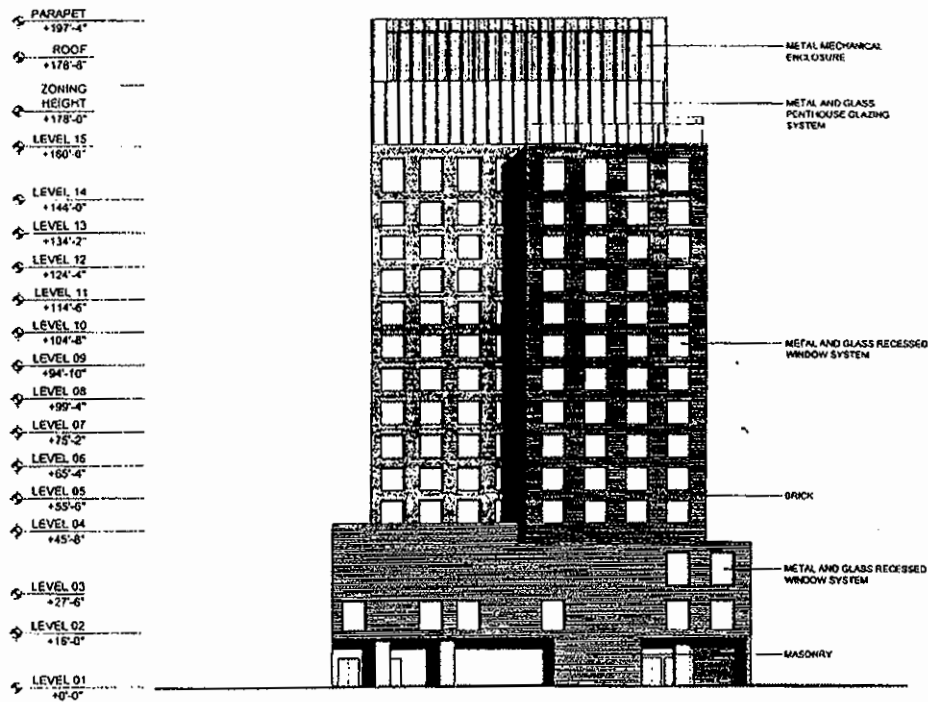
Applicant:	1234 West Randolph Developer, LLC	SUB-AREA A - GROUND FLOOR PLAN
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	
		Scale: 1" = 30'-0"

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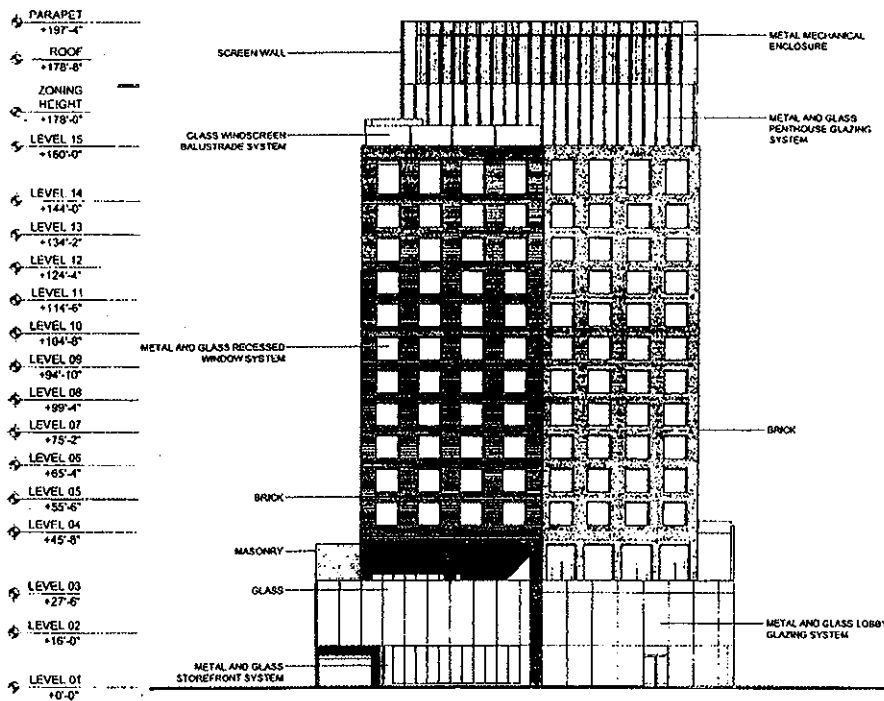
Applicant:	1234 West Randolph Developer, LLC	OVERALL ROOF PLAN
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	
	Scale: 1" = 50'-0"	

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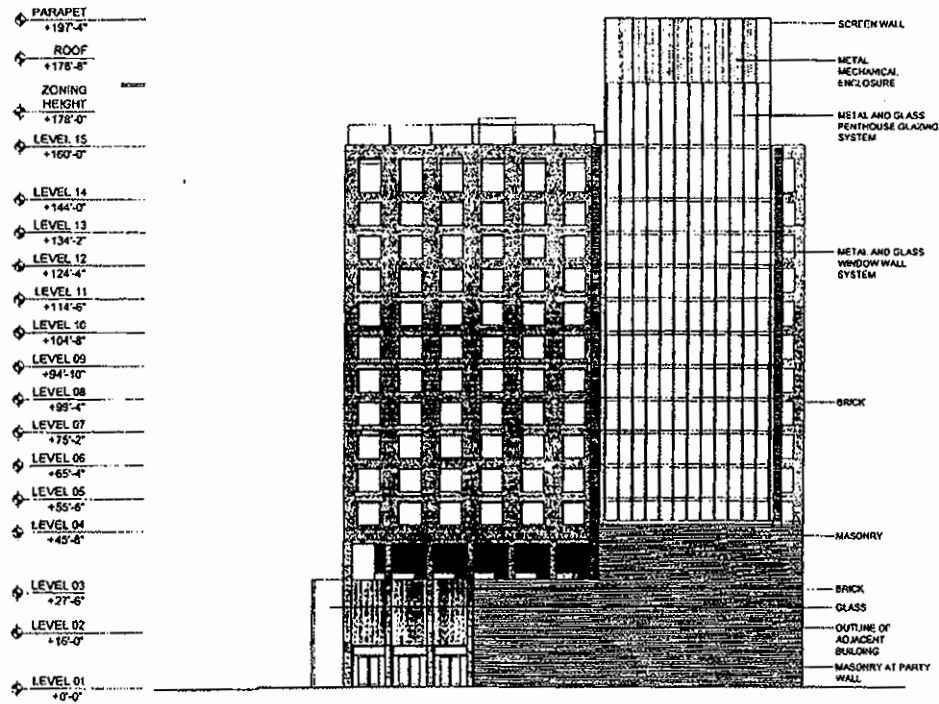
Applicant:	1234 West Randolph Developer, LLC		NORTH ELEVATION
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL		
Introduction Date:	March 13, 2019		
Plan Commission Date:	November 21, 2019	Scale: 1" = 40'-0"	

Final for Publication



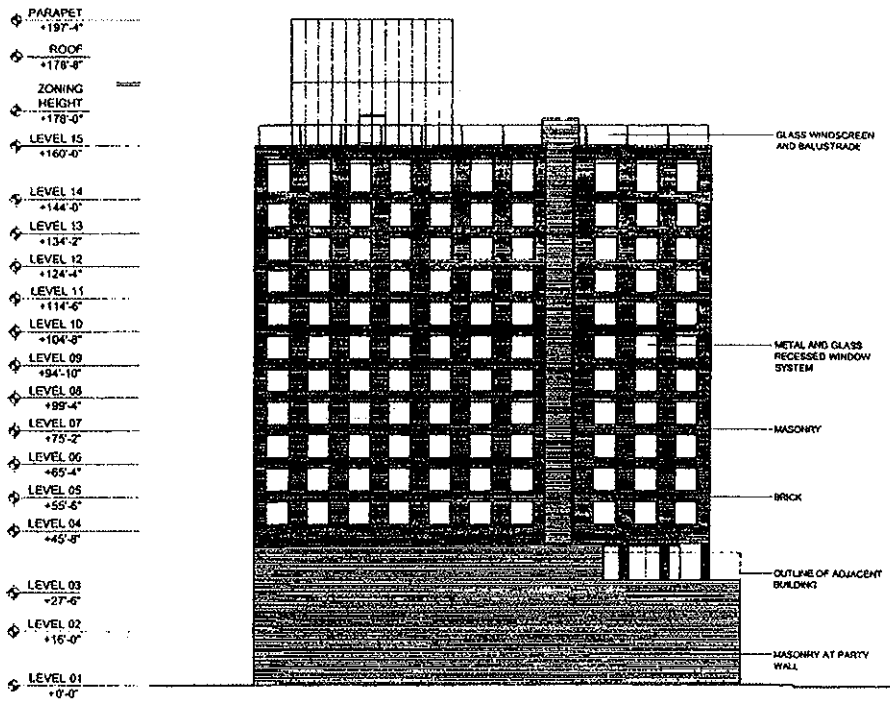
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Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	

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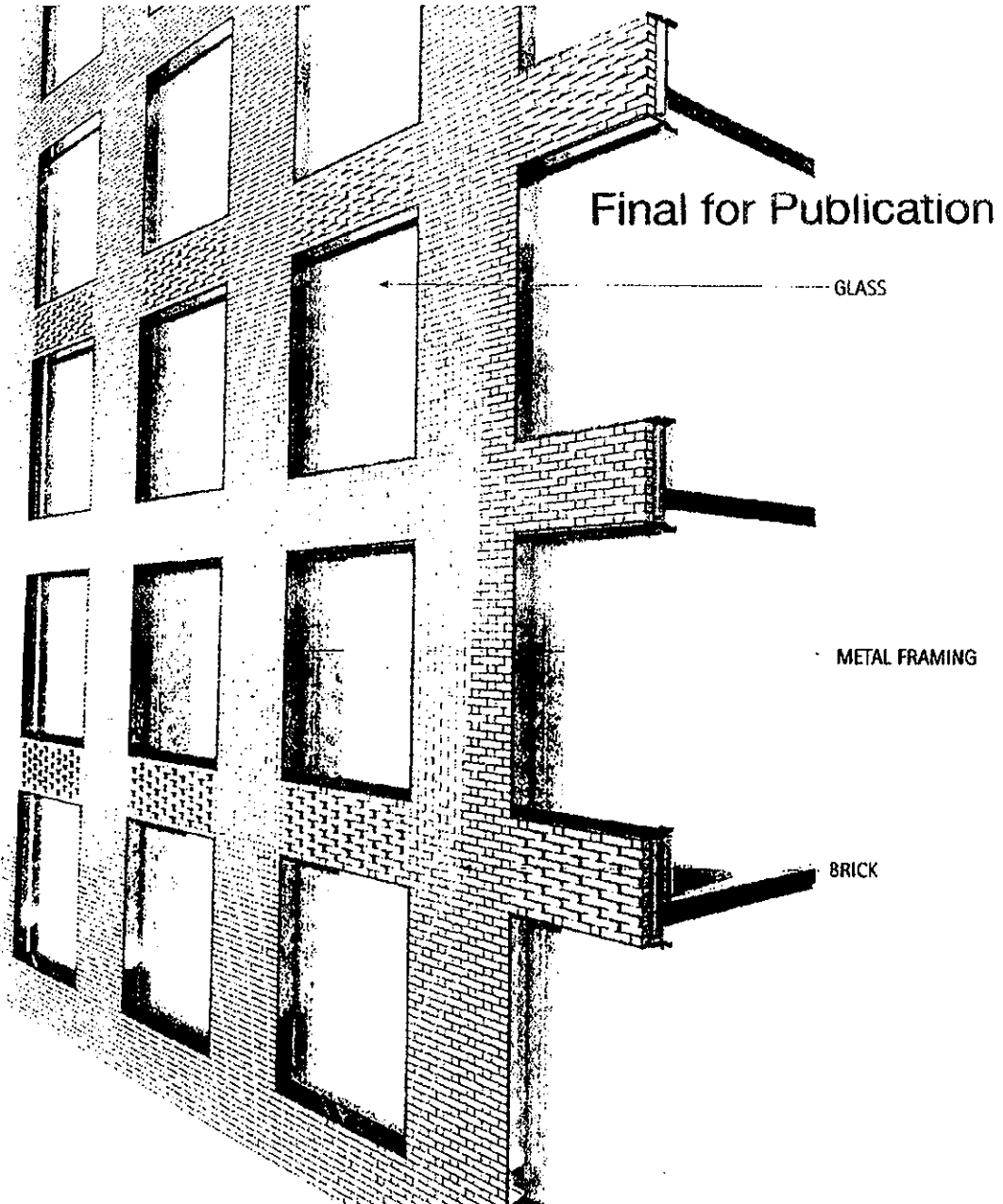


Applicant:	1234 West Randolph Developer, LLC	EAST ELEVATION
Address of Project:	1200-34 W. Randolph St/146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	
	Scale: 1" = 40'-0"	

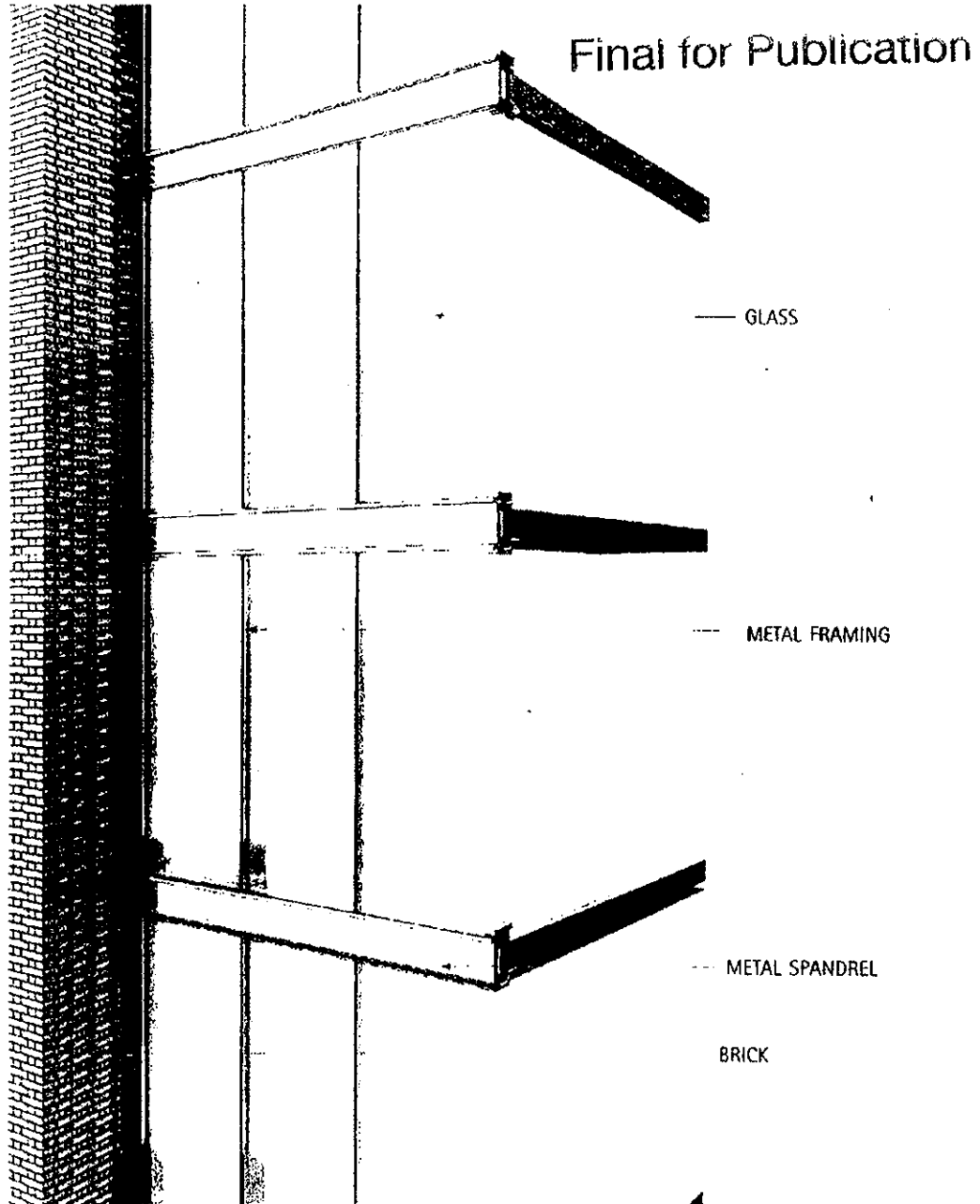
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Applicant:	1234 West Randolph Developer, LLC		WEST ELEVATION
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL		
Introduction Date:	March 13, 2019		
Plan Commission Date:	November 21, 2019	Scale: 1" = 40'-0"	

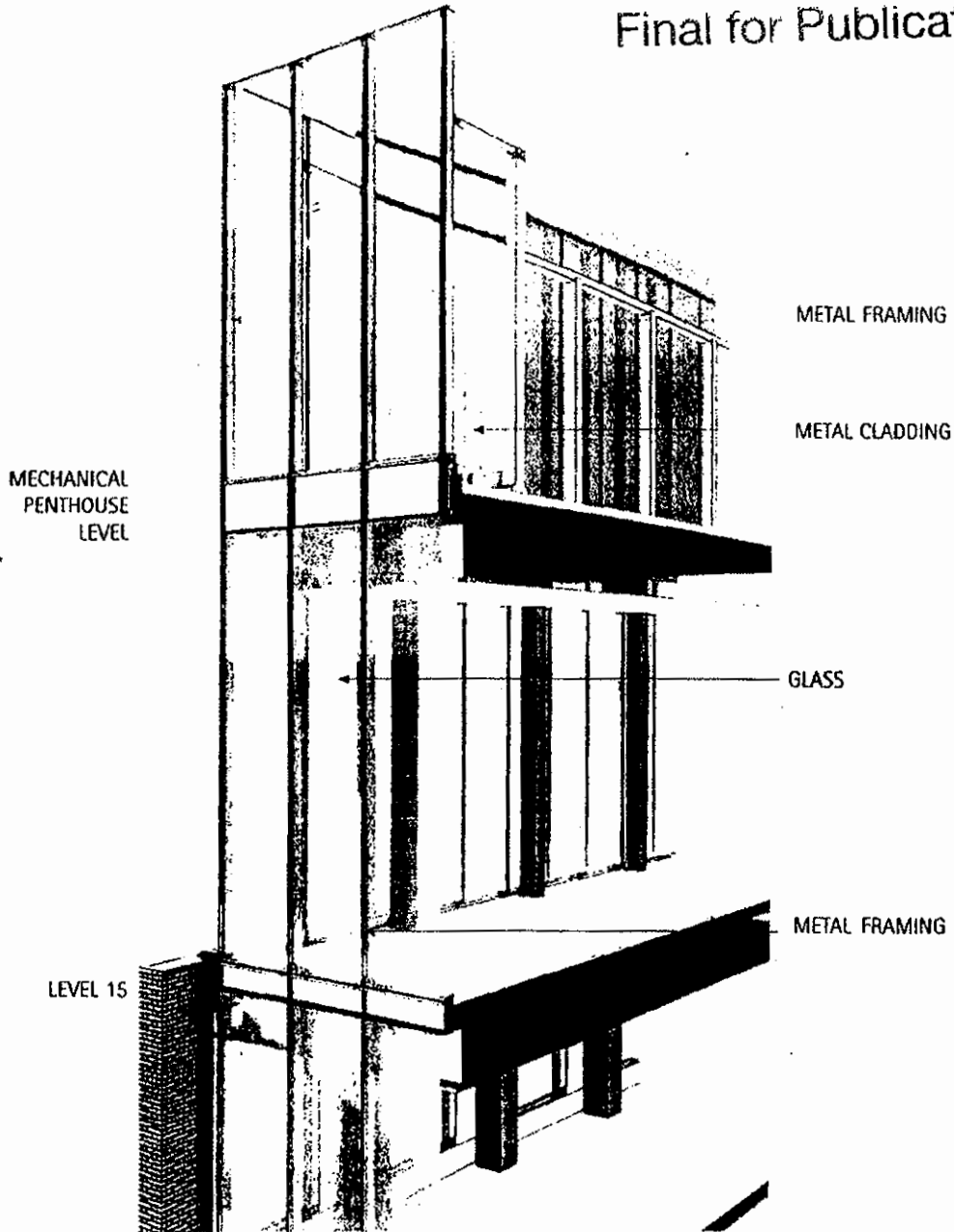


Applicant:	1234 West Randolph Developer, LLC	AXONOMETRIC - TYPICAL FACADE
Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
Plan Commission Date:	November 21, 2019	



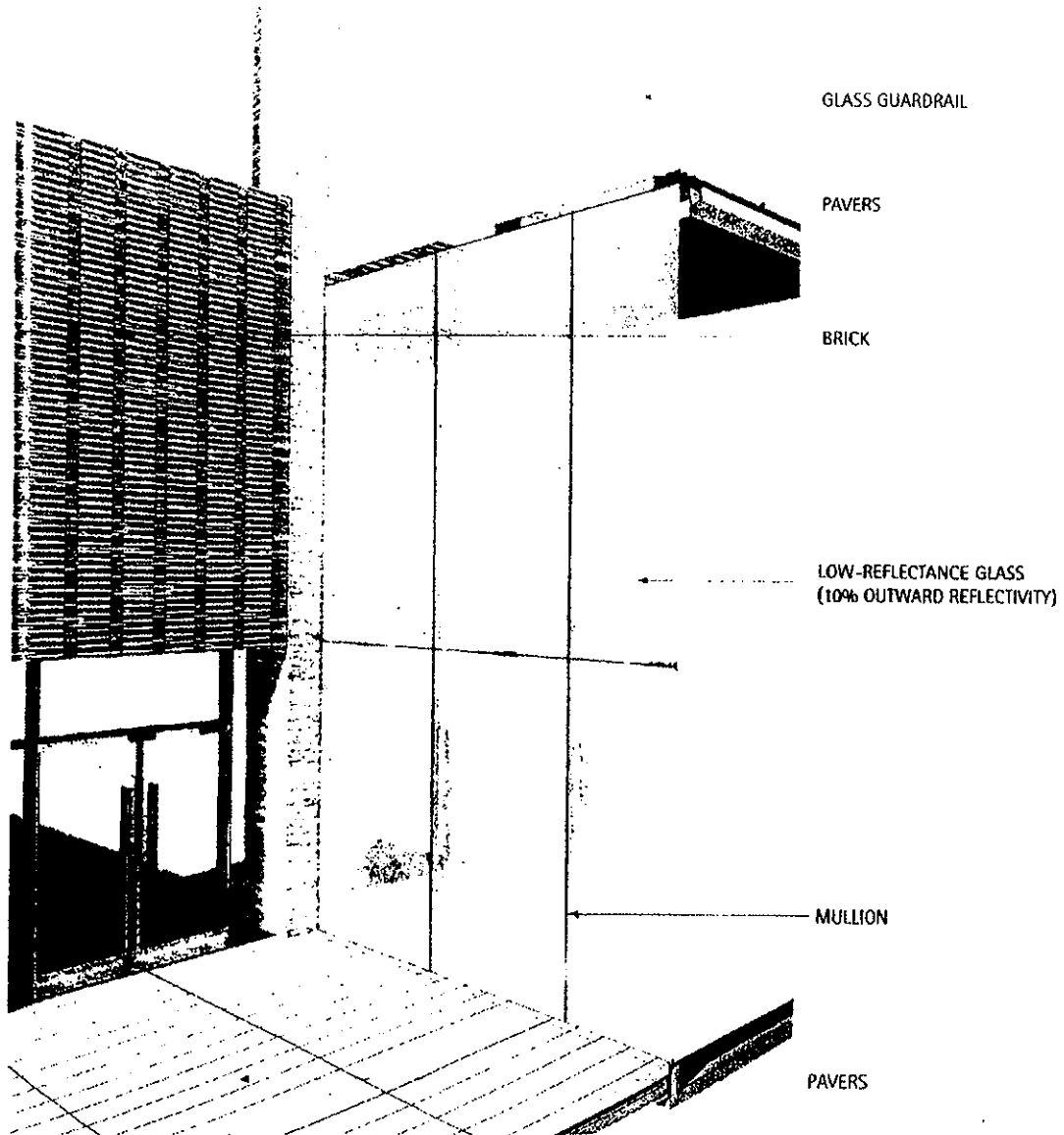
Applicant:	1234 West Randolph Developer, LLC	AXONOMETRIC - EAST FACADE
Address of Project:	1200-34 W Randolph St/146-62 N Racine Ave., Chicago, IL	
Introduction Date:	March 13, 2019	
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Final for Publication



Applicant:	1234 West Randolph Developer, LLC	AXONOMETRIC – ROOF FACADE
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Address of Project:	1200-34 W. Randolph St./146-62 N. Racine Ave., Chicago, IL
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	Scale:

AXONOMETRIC - LOBBY FACADE