

# PD 1489

**Table of Contents**

**01/27/2021 PD Adoption** ..... **2**  
    Ordinance ..... 4  
    Statements ..... 5  
    Bulk Table ..... 12  
    Exhibits ..... 15

20478

27058

JOURNAL--CITY COUNCIL--CHICAGO

1/27/2021

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF  
AREA SHOWN ON MAP NO. 1-G.

(As Amended)

(Application No. 20478)

(Common Address: 1330 -- 1364 W. Washington Blvd./  
100 -- 138 N. Ada St./1349 -- 1389 W. Randolph St.)

BPD 1489

[SO2020-4562]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, January 27, 2021.

*To the President and Members of the City Council:*

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on January 26, 2021, the following items were passed by a majority of the members present:

Page 1 contains a Mayoral amendment of Municipal Code Chapters 17-2 and 17-7 by modifying residential zoning district uses and standards and establishing predominance of the Block (606) District as well as a brief extension of the 606 demolition moratorium.

Page 1 also contains a Mayoral amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-0580 establishing a Multi-Unit Preservation (Pilsen) District.

Pages 1 through 10 contain various map amendments in the 1<sup>st</sup>, 3<sup>rd</sup>, 8<sup>th</sup>, 12<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 22<sup>nd</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 31<sup>st</sup>, 32<sup>nd</sup>, 40<sup>th</sup>, 43<sup>rd</sup>, 46<sup>th</sup>, 47<sup>th</sup>, 48<sup>th</sup> and 50<sup>th</sup> Wards, noting that Alderman Burke abstains from voting on Document Number O2020-4562 for the address commonly known as 1330 -- 1364 West Washington Boulevard, 100 -- 138 North Ada Street and 1349 -- 1389 West Randolph Street. Alderman Burke previously practiced law with other attorneys in a law firm. Other attorneys in the firm represented Chicago Journeymen Plumbers Local 130 within the preceding 12 months in property tax appeals at the Cook County Assessor, Cook County Board of Review, Illinois Property Tax Appeal Board and the Circuit Court of Cook County relating to this property.

Page 11 contains the historical landmark designation for the Emmett Till and Mamie Till-Mobley House at 6427 South St. Lawrence Avenue.

Page 11 also contains the historical landmark designation for the Illinois Bell Building at 225 West Randolph Street.

Page 11 further contains the historical landmark designation for the Perkins-Nordine House located at 6106 North Kenmore Avenue.

Page 11 further contains historical landmark fee waivers for the properties located at 1441 North Milwaukee Avenue, 2146 West Pierce Avenue, 11345 South Forrestville Avenue, 5801 North Pulaski Road and 560 West Fullerton Parkway.

Page 12 contains various large signs over 100 square feet in area and 24 feet above grade in the 14<sup>th</sup>, 20<sup>th</sup>, 28<sup>th</sup>, 44<sup>th</sup> and 47<sup>th</sup> Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
*Chairman.*

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

*Nays* -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting on this item pursuant to Rule 14 of the City Council's Rules of Order and Procedure. Alderman Burke previously practiced law with other attorneys in a law firm. Other attorneys in the firm represented Chicago Journeymen Plumbers Local 130 within the preceding 12 months in property tax appeals at the Cook County Assessor, Cook County Board of Review, Illinois Property Tax Appeal Board and the Circuit Court of Cook County relating to this property.

The following is said ordinance as passed:

*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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Randolph Street; North Ada Street; West Washington Boulevard; a line 466.65 feet west of and parallel to North Ada Street; a line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis Street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; and a line 566.71 feet west of and parallel to North Ada Street to the point of beginning,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Randolph Street; North Ada Street; West Washington Boulevard; a line 466.65 feet west of and parallel to North Ada Street; a line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis Street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; and a line 566.71 feet west of and parallel to North Ada Street to the point of beginning,

to those of a Planned Development.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1489.*

*Planned Development Statements.*

1. The area delineated herein as Business Planned Development Number (to be determined) ("Planned Development") consists of approximately 179,428 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Chicago Journeyman Plumber Local 130, U.A. and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925 (collectively) and is also known as the Applicant.
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 "Zoning Ordinance"), each subarea, 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 control or designated control. Ownership, or control or single designated control shall be construed pursuant to 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 plans.

Ingress or egress shall be pursuant to the Plans 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. 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, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.
5. This plan of development consists of 19 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; an Existing Site Plan; a Planned Development Boundary and Property Line Map; a Subarea Plan; a Site Plan; a

Landscape Plan; a Subarea A Site Section Plan; a Subarea A Ground Level Plan; Subarea A Floor Plans; a Subarea A Roof Plan; Subarea A Vehicular and Loading Access Plan; and Building Elevations (North, South, East, and West) prepared by OKW Architects and dated July 21, 2020. Full-sized copies of the Site Plan and Subarea A Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), 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.

6. The following uses are permitted in the Subarea A, Subarea B, and Subarea C delineated herein as the Planned Development:

**Subarea A:**

General retail sales, office, eating and drinking establishments, outdoor patio (at grade and on rooftop), personal service, artists work or sales space, business equipment sales and service, business support services, accessory and non-accessory parking, financial services, food and beverage retail sales, medical service, artisan manufacturing uses, including any accessory and related uses to these uses as well as accessory loading.

**Subarea B:**

General retail sales, office, eating and drinking establishments, personal service, co-located wireless communication facilities, cultural exhibits and libraries, outdoor patio (at grade and on rooftop), animal services, artists work or sales space, business equipment sales and service, business support services, residential storage warehouses, communication service establishments, financial services, food and beverage retail sales, medical service, artisan manufacturing uses, including accessory and related uses to these uses as well as accessory loading.

**Subarea C:**

General retail sales, office, business equipment sales and service, business support services, colleges and universities, school, community centers, recreation buildings, assembly use, school, accessory and non-accessory parking, artisan manufacturing uses, including accessory and related uses to these uses as well as accessory loading.

7. Any material development in Subarea B and Subarea C shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-05 of the Chicago Zoning Ordinance. Prior to the Part II approval (Section 17-13-0610 of the Zoning Ordinance) in Subarea(s) A, B, or C, the Applicant shall submit a site plan, landscape plan, and building elevations for the specific subarea(s) for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way. No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information: fully dimensioned site plan (including a footprint of the proposed improvements); fully dimensioned building elevations; fully dimensioned landscape plan(s); statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks. Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development. This Statement Number 7 shall not apply to alterations to existing buildings that do not increase their height or alter their footprint, to demolition work, or site work.
8. 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.
9. 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.

10. 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 FAR identified in the Bulk Regulations Table has been determined using a net site area of 179,428 square feet and a base FAR of 3.0.
11. 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. Prior to Part II approval, the Applicant shall submit and the Department of Transportation shall approve a traffic study. If the traffic study identifies infrastructure upgrades or improvements that are warranted by and attributed to the project, the Applicant shall be required to fund and install such upgrades and improvements to CDOT standards.
12. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, 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. For Subarea A, the Landscape Ordinance is not applicable if the seeding of Subarea B is more than 50 percent of the Vehicle Use Area of the entire P.D. The Landscape Ordinance will apply to any future development of Subareas B or C, so that all areas of the Planned Development are in compliance with the Zoning Code.
13. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
14. 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 of each subarea.
15. 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. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.

16. 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 75 points 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 policy and must provide documentation verifying compliance. In addition to the 75 points, the Applicant will also, in keeping within the spirit of the policy, provide a rainwater harvesting system for grey water use, utilize energy efficient LED lighting and provide additional bike parking beyond base zoning requirements and item 7.4 of the policy.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 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 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.

18. The Applicant acknowledges that the Planned Development includes a building commonly known as Chicago Journeymen Plumbers Union, designed by architect J.T. Denson and constructed in 1926, and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Sections 17-8-0911 and 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as the exterior brick, stone facades and terra cotta detailing. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.
19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse because the construction of Subarea A, as authorized by a building permit, is not commenced within six years of City Council approval of this Planned Development and diligently pursued thereafter subject to any approved extensions under Section 17-13-0612, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to C1-3 Neighborhood Commercial District.

[ALTA/Topographic Surveys; Cover Page; Site Photos; Existing Zoning Map; Land-Use Map; Survey (with Subareas); Existing Survey; Proposed Site Plan; Vehicular and Loading Access Plan; Proposed Landscape Plan; Site Section; Ground Level Plan; Levels 2, 3, 4, 5, 6 and 7 Floor Plans; Roof Plan; Proposed North, South, East and West Building Elevations -- Subarea A; Signage Elevations; Existing and Proposed Block Elevations; Perspective Renderings; and Sustainability Matrix Target Sections referred to in these Plan of Development Statements printed on pages 27071 through 27100 of this *Journal*.]

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

*Business Planned Development No. 1489*

*Bulk Regulations And Data Table.*

**Gross Site Area:**

Subarea A:	46,828 square feet
Subarea B:	43,086 square feet
Subarea C:	117,299 square feet
Total Gross Site Area:	207,213 square feet

**Area in Public Way:**

Subarea A:	4,338 square feet
Subarea B:	8,536 square feet
Subarea C:	8,911 square feet
Total Area in Public Way:	21,785 square feet

**Net Site Area:**

Subarea A:	42,490 square feet
Subarea B:	34,550 square feet
Subarea C:	102,388 square feet
Total Net Site Area:	179,428 square feet

**Existing Building Area:**

Subarea C:	57,760 square feet
Total Existing Building Area:	57,760 square feet

**Area of Proposed Building:**

Subarea A:	272,318 square feet
Subarea B:	255,931 square feet
Subarea C:	57,760 square feet (Existing to Remain)
Total Proposed Building Area:	586,009 square feet

**Floor Area Ratio:**

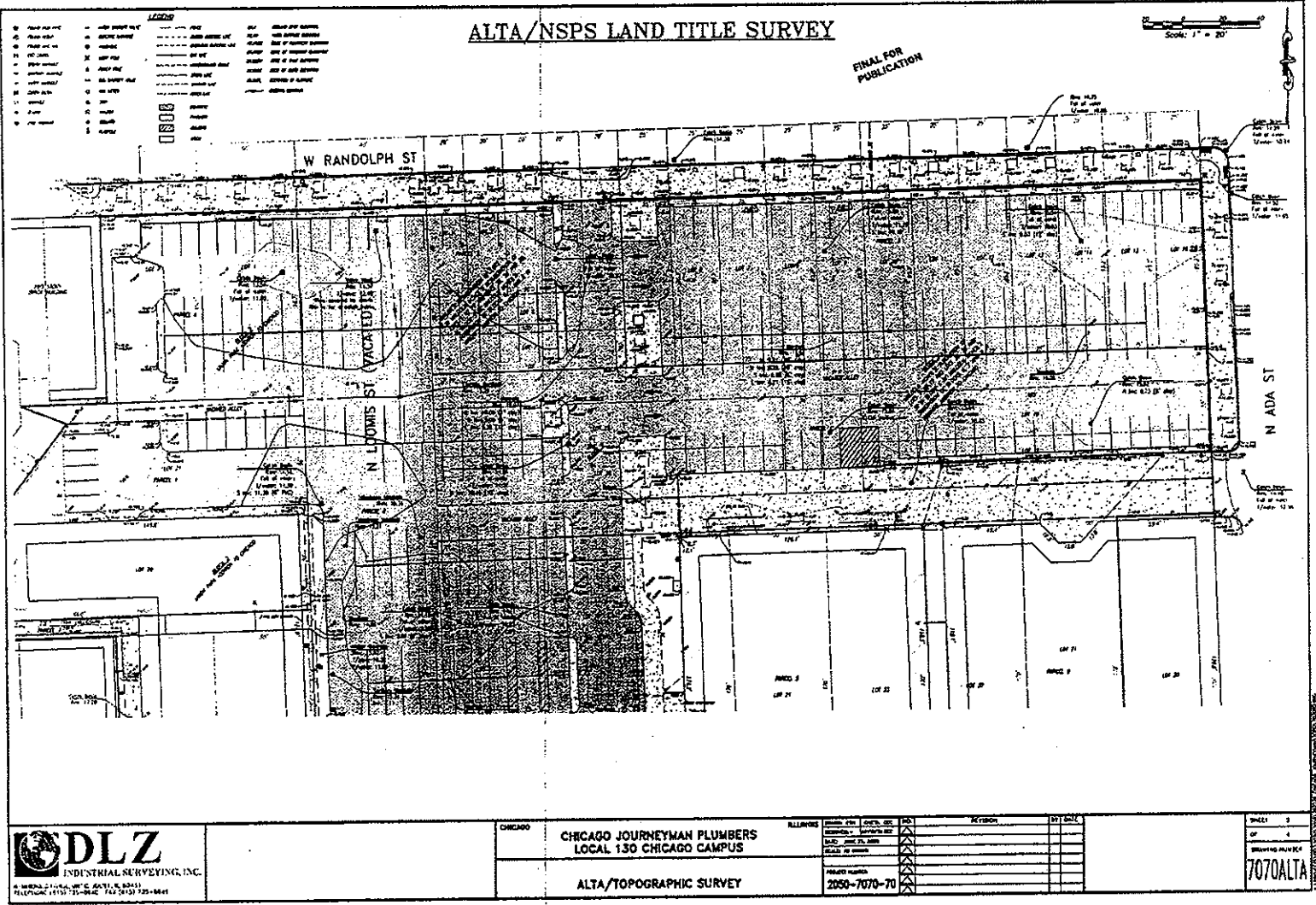
FAR Subarea A:	6.4
FAR Subarea B:	5.94
FAR Subarea C:	0.56 (Existing)
Total Project FAR:	2.98

**Maximum Allowable Floor Area:**

Maximum Floor Area Subarea A:	272,318 square feet
Maximum Floor Area Subarea B:	255,931 square feet
Maximum Floor Area Subarea C:	57,760 square feet
Total Maximum Floor Area:	586,009 square feet

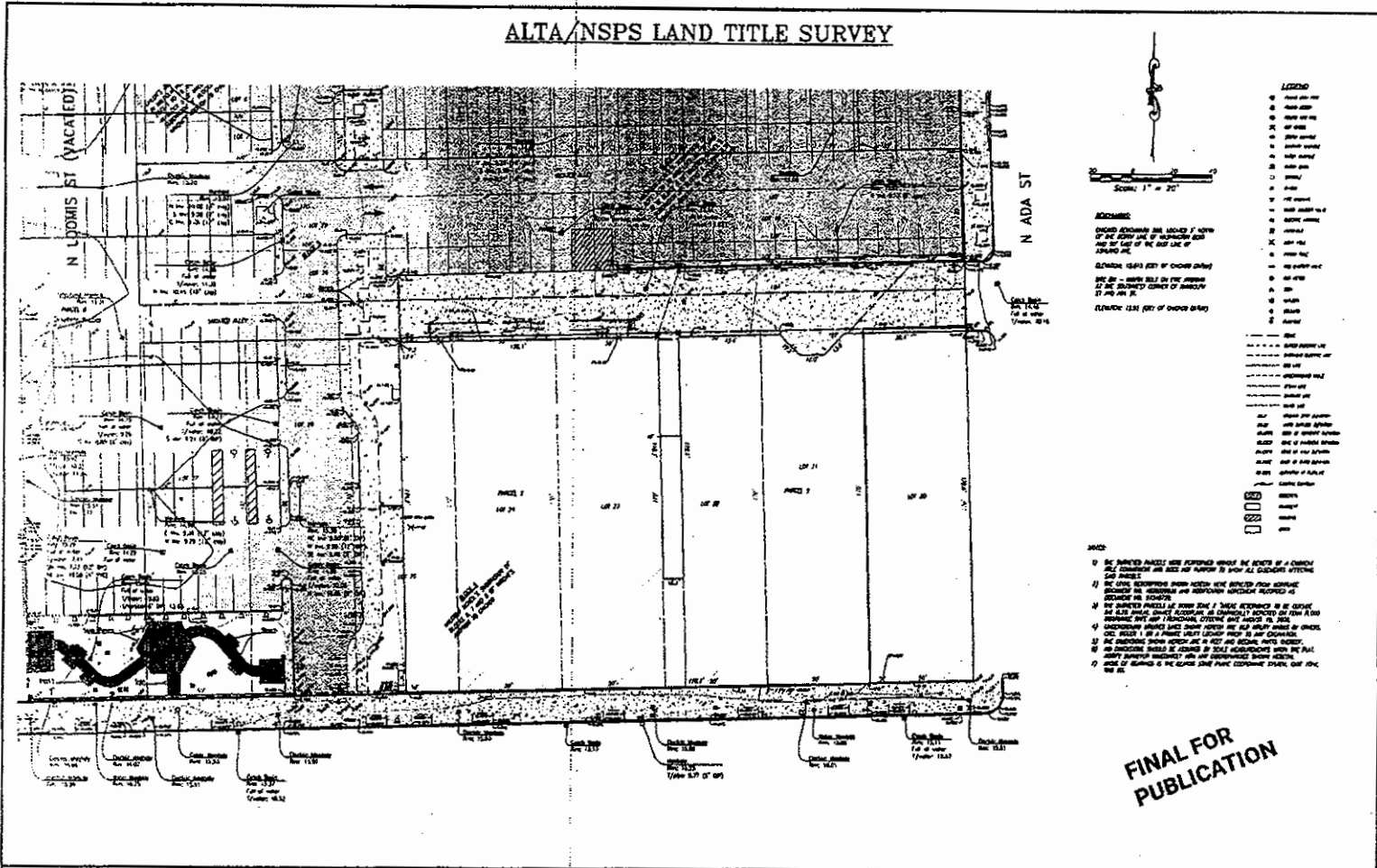
Setbacks:	In accordance with Site Plan
Maximum Building Height:	
Subarea A:	88 feet, 10 inches
Subarea B:	80 feet (not including any elevator overrun)
Subarea C:	(existing, no change)
Minimum Parking Spaces:	
Subarea A:	502
Subarea B:	0 (Transit Served Location)
Subarea C:	145
Bicycle Parking Spaces:	
Subarea A:	24
Subarea B:	50
Subarea C:	0 (existing, no change)
Loading Spaces:	
Subarea A:	1 (10 x 25)
Subarea B:	2 (10 x 25)
Subarea C:	0 (existing, no change)







# ALTA/NSPS LAND TITLE SURVEY



**FINAL FOR PUBLICATION**

**DLZ**  
INDUSTRIAL SURVEYING, INC.  
© 1999-2019 DLZ, INC. ALL RIGHTS RESERVED.  
1107 N. LAKE ST. CHICAGO, IL 60611  
TEL: 312.329.7500 FAX: 312.329.7505

CHICAGO  
CHICAGO JOURNEYMAN PLUMBERS  
LOCAL 130 CHICAGO CAMPUS

ALTA/TOPOGRAPHIC SURVEY

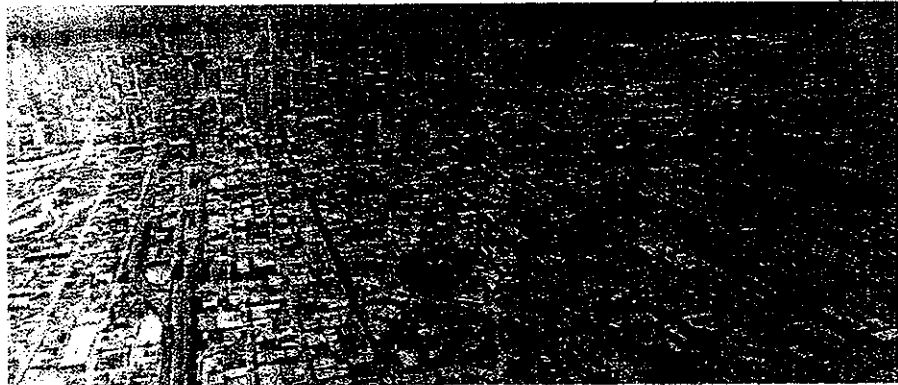
NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

7070ALTA

# PLUMBERS UNION LOCAL 130 PARKING GARAGE

**PROJECT PROGRAM:**  
502 PARKING SPACES  
14,500SF OF RETAIL

**FINAL FOR  
PUBLICATION**



**OKW**  
Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwardfeds.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO IL 60607

COVER PAGE

PROJECT #: 20014

12/01/2020

1/27/2021

REPORTS OF COMMITTEES

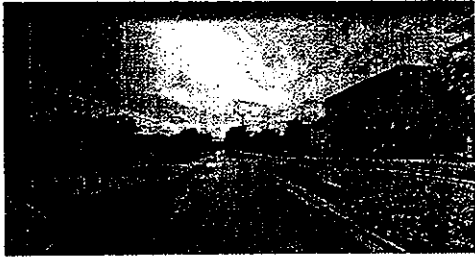
27075



1. ADA STREET - LOOKING NORTH WEST



2. RANDOLPH STREET - LOOKING EAST



3. RANDOLPH STREET - LOOKING WEST

**FINAL FOR PUBLICATION**



4. WASHINGTON BLVD - LOOKING NORTH EAST



5. ADA STREET AND RANDOLPH STREET - LOOKING SOUTH WEST



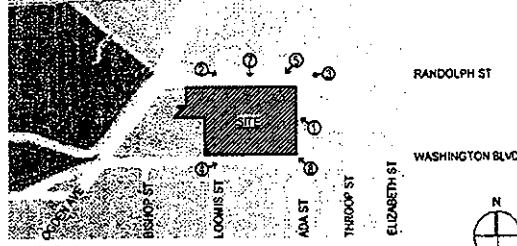
6. AERIAL - LOOKING SOUTH WEST



7. RANDOLPH STREET - LOOKING SOUTH



8. ADA STREET AND WASHINGTON BLVD - LOOKING NORTH WEST



9. SITE PLAN

**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

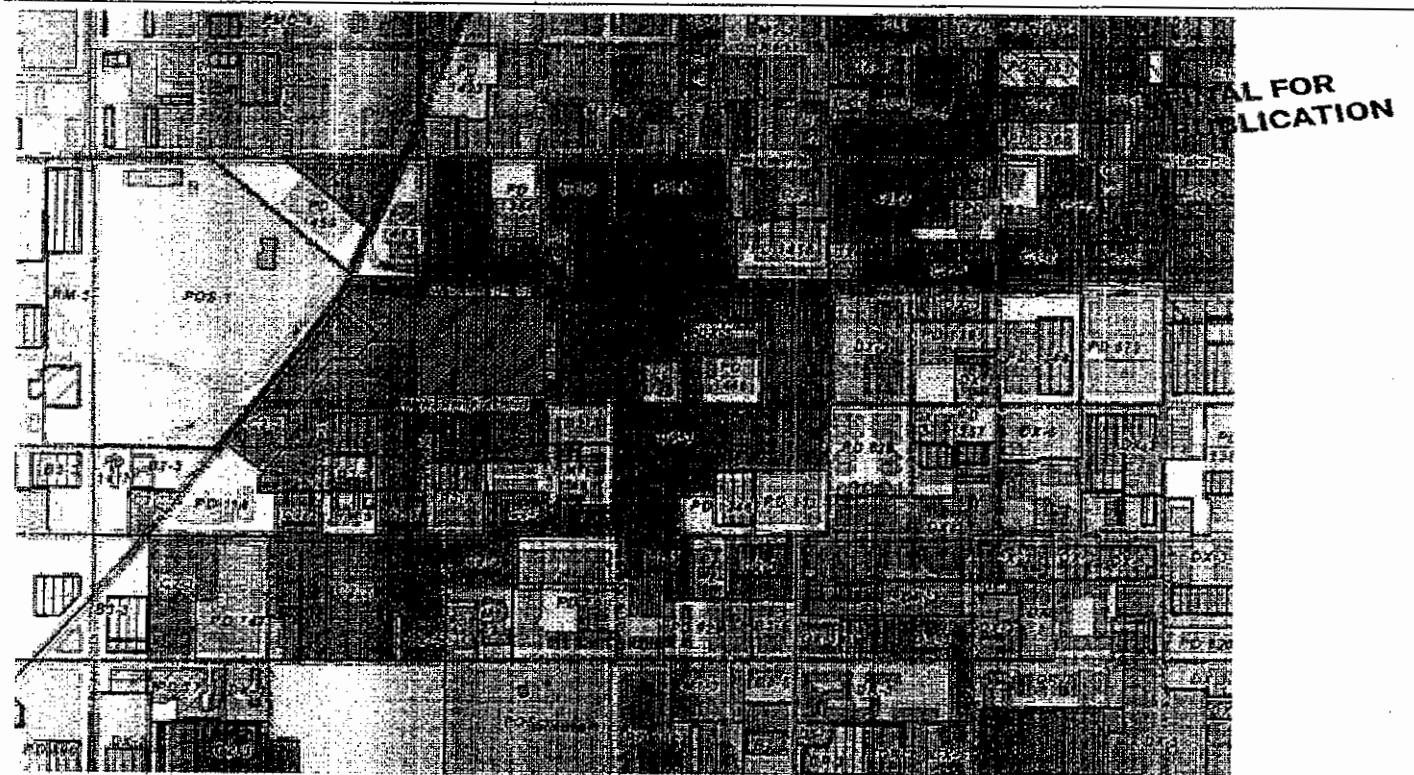
**SITE PHOTOS**

PROJECT #: 20014

SHEET NO:

PC-02

12/01/2020



SUBJECT PROPERTY

1 EXISTING ZONING MAP  
SCALE: NTS



**OKW**  
Architects

500 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

EXISTING ZONING MAP

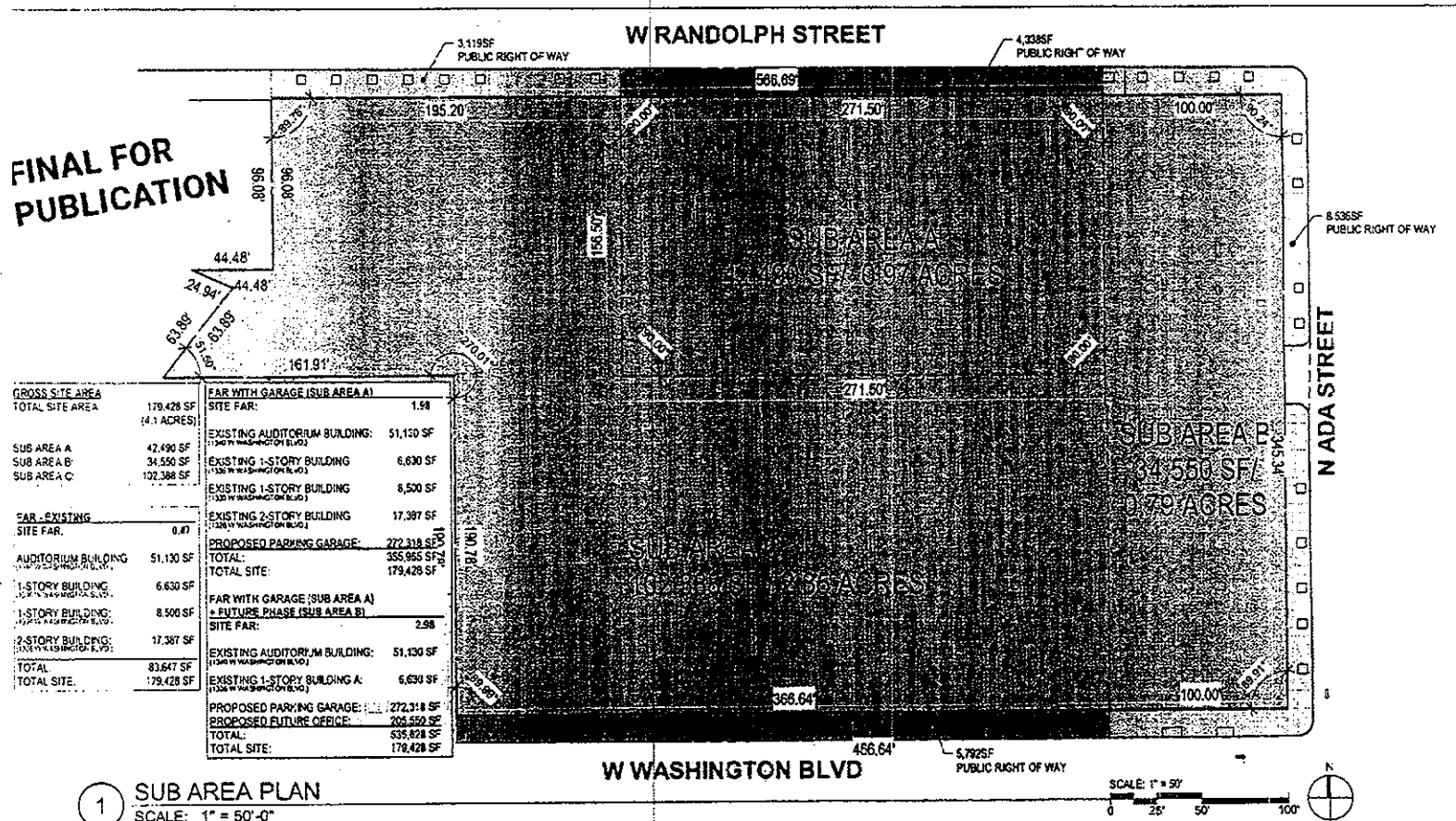
SHEET NO:

PC-03

PROJECT #: 20014

12/01/2020





**FINAL FOR PUBLICATION**

<b>GROSS SITE AREA</b>	179,428 SF	<b>FAR WITH GARAGE (SUB AREA A)</b>	1.98
<b>TOTAL SITE AREA</b>	(4.1 ACRES)	<b>SITE FAR:</b>	
<b>SUB AREA A</b>	42,490 SF	<b>EXISTING AUDITORIUM BUILDING:</b>	51,130 SF
<b>SUB AREA B</b>	34,550 SF	<b>(1,340 W WASHINGTON BLVD)</b>	
<b>SUB AREA C</b>	102,388 SF	<b>EXISTING 1-STORY BUILDING</b>	6,630 SF
		<b>(1,332 W WASHINGTON BLVD)</b>	
		<b>EXISTING 1-STORY BUILDING</b>	8,500 SF
		<b>(1,332 W WASHINGTON BLVD)</b>	
<b>FAR - EXISTING</b>	0.47	<b>EXISTING 2-STORY BUILDING</b>	17,397 SF
<b>SITE FAR:</b>		<b>(1,332 W WASHINGTON BLVD)</b>	
<b>AUDITORIUM BUILDING</b>	51,130 SF	<b>PROPOSED PARKING GARAGE:</b>	272,318 SF
<b>(1,340 W WASHINGTON BLVD)</b>		<b>TOTAL:</b>	355,955 SF
<b>1-STORY BUILDING:</b>	6,630 SF	<b>TOTAL SITE:</b>	179,428 SF
<b>(1,332 W WASHINGTON BLVD)</b>			
<b>1-STORY BUILDING:</b>	8,500 SF	<b>FAR WITH GARAGE (SUB AREA A)</b>	1.98
<b>(1,332 W WASHINGTON BLVD)</b>		<b>+ FUTURE PHASE (SUB AREA B)</b>	
<b>2-STORY BUILDING:</b>	17,397 SF	<b>SITE FAR:</b>	2.58
<b>(1,332 W WASHINGTON BLVD)</b>			
<b>TOTAL</b>	83,647 SF	<b>EXISTING AUDITORIUM BUILDING:</b>	51,130 SF
<b>TOTAL SITE:</b>	179,428 SF	<b>(1,340 W WASHINGTON BLVD)</b>	
		<b>EXISTING 1-STORY BUILDING A:</b>	6,630 SF
		<b>(1,332 W WASHINGTON BLVD)</b>	
		<b>PROPOSED PARKING GARAGE:</b>	272,318 SF
		<b>PROPOSED FUTURE OFFICE:</b>	705,550 SF
		<b>TOTAL:</b>	535,828 SF
		<b>TOTAL SITE:</b>	179,428 SF

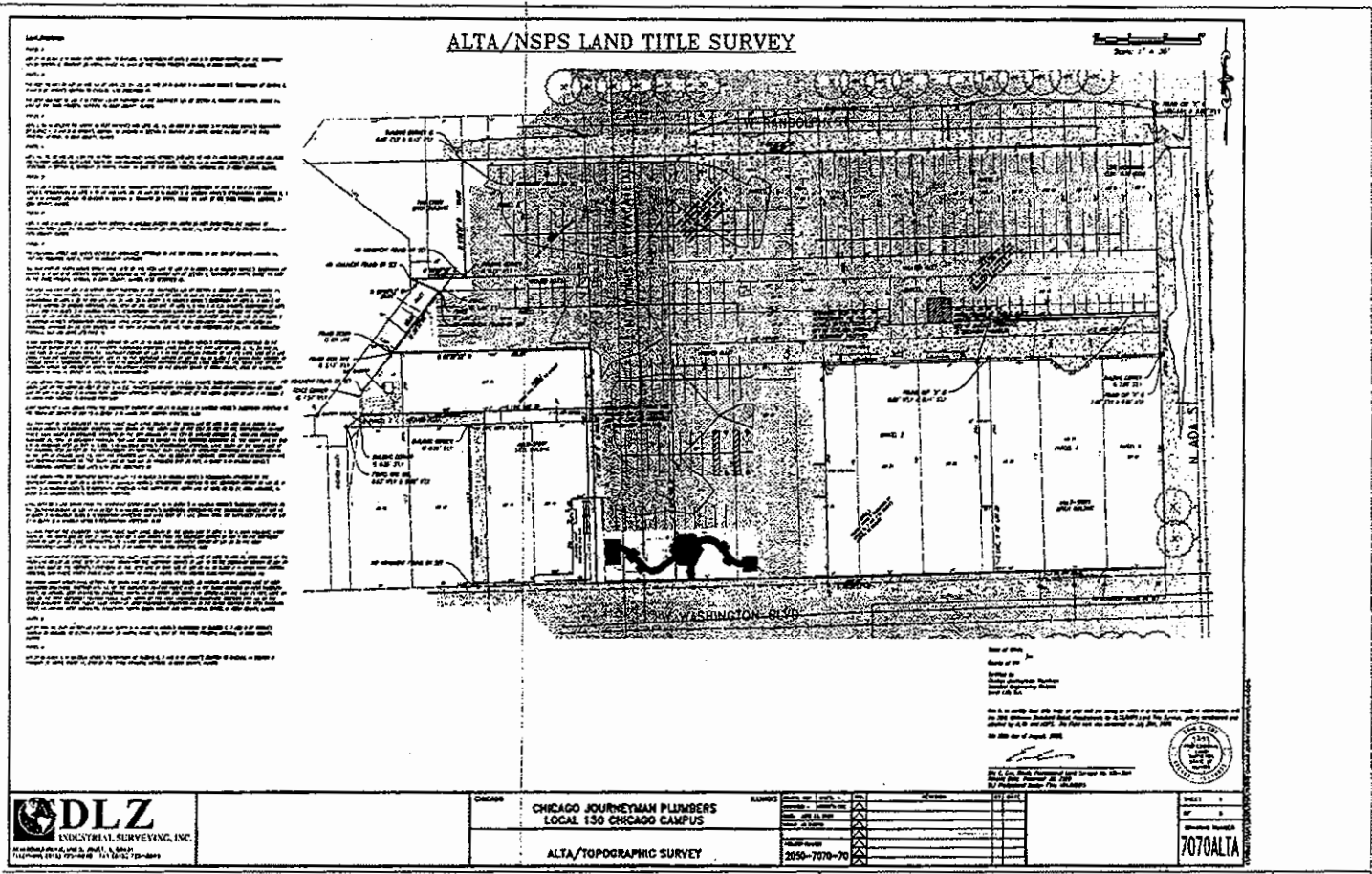
**1 SUB AREA PLAN**  
SCALE: 1" = 50'-0"

**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.796.7700  
F 312.796.7777  
www.okwarchitects.com

**P\_LUMBERS LOCAL 130 - PARKING GARAGE**  
APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**SURVEY (WITH SUB AREAS)**  
PROJECT #: 20014

SHEET NO:  
**PC-05**  
12/01/2020



**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.788.7700  
F 312.788.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

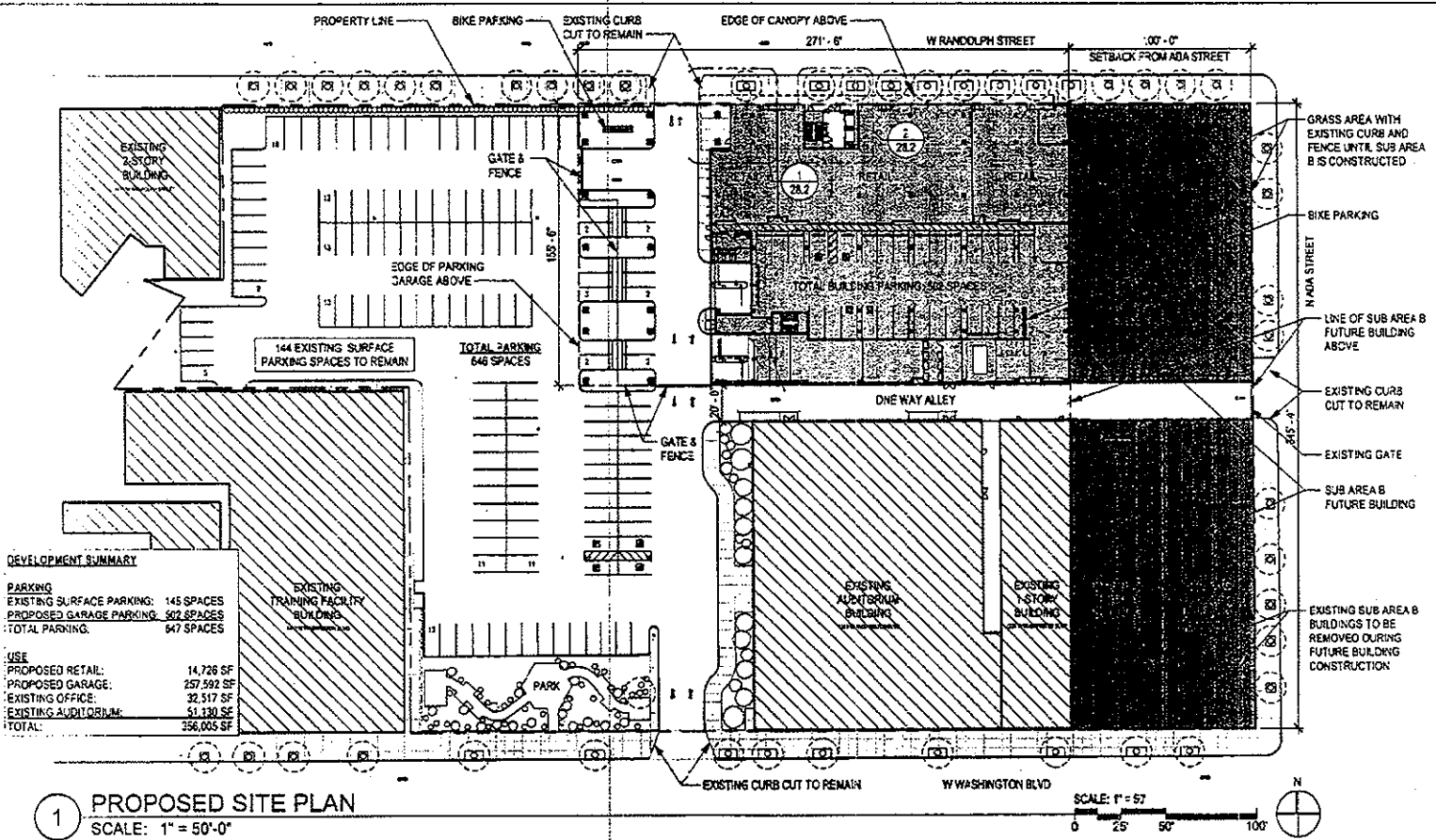
APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

**EXISTING SURVEY**

PROJECT #: 20014

SHEET NO:  
**PC-06**  
12/01/2020



**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

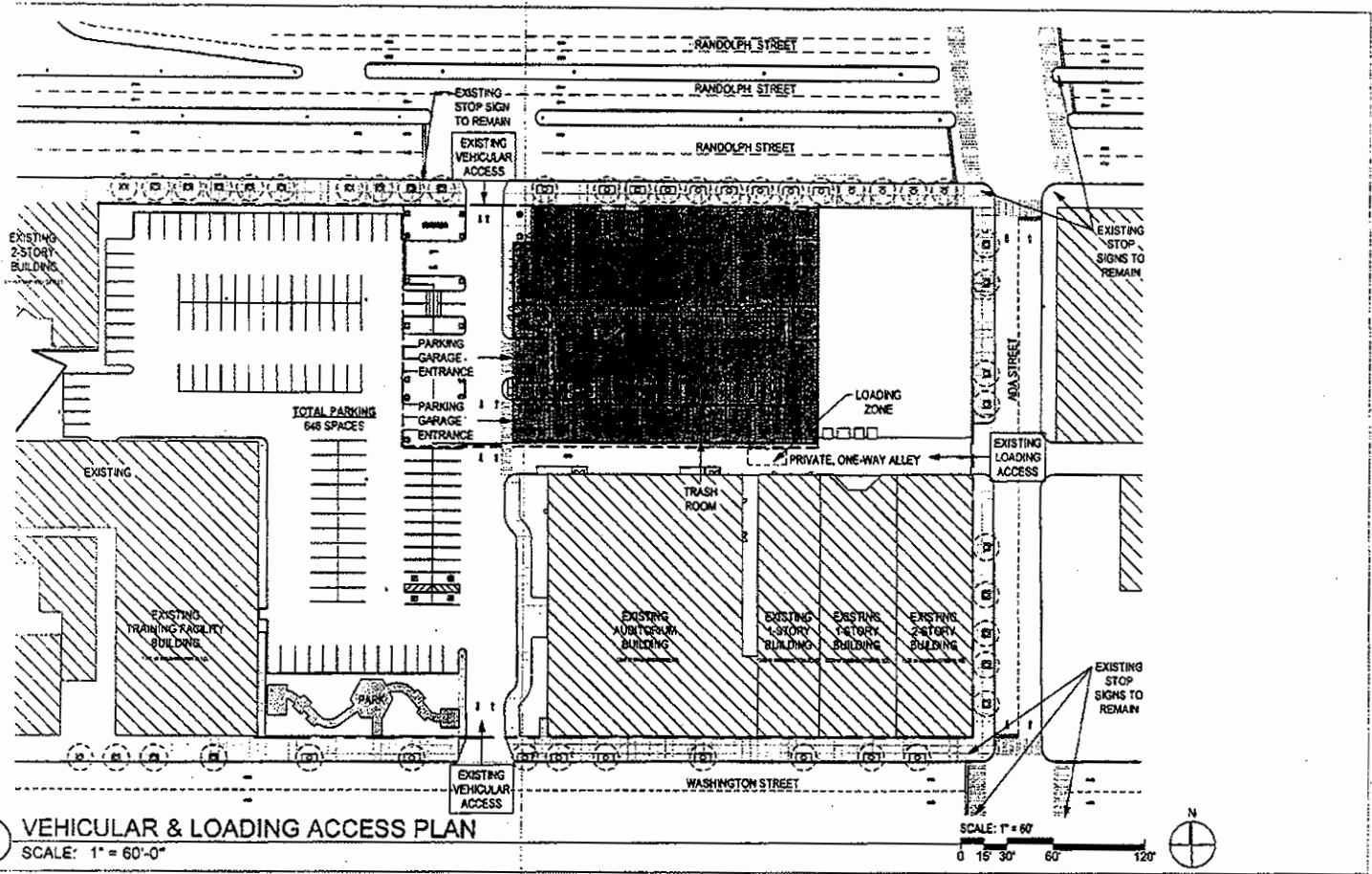
**PROPOSED SITE PLAN**

PROJECT #: 20014

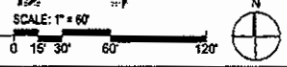
SHEET NO:

PC-07

12/01/2020



1 VEHICULAR & LOADING ACCESS PLAN  
 SCALE: 1" = 60'-0"



**OKW** Architects  
 600 West Jackson Blvd.  
 Chicago, IL 60661  
 T 312.798.7700  
 F 312.798.7777  
 www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

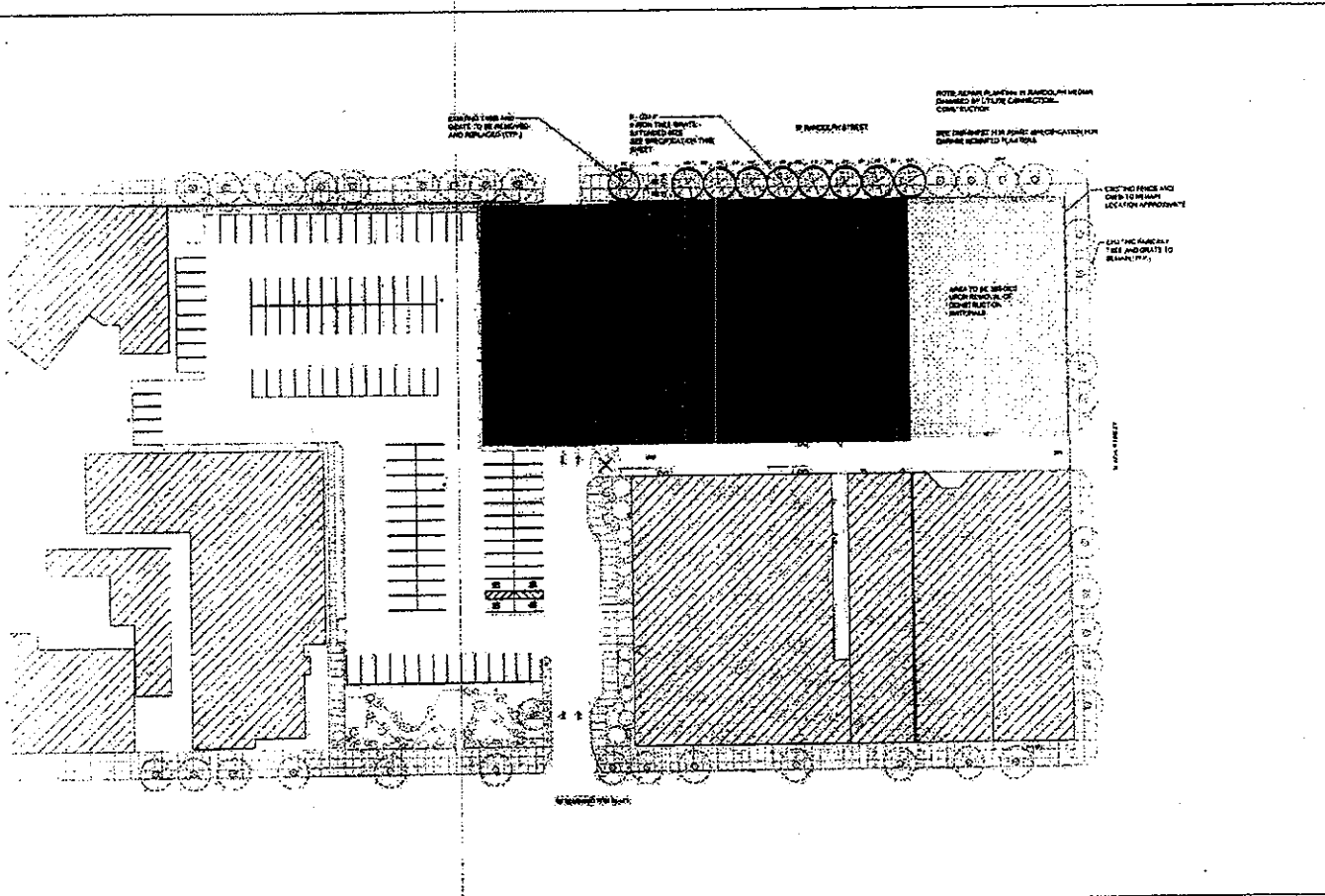
APPLICANT - PLUMBERS LOCAL 130 UNION  
 1371 W. RANDOLPH STREET  
 CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

**VEHICULAR AND LOADING ACCESS PLAN**

PROJECT #: 20014

SHEET NO:  
**PC-08**  
 12/01/2020



**OKW**  
Architects

600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.738.7700  
F 312.738.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

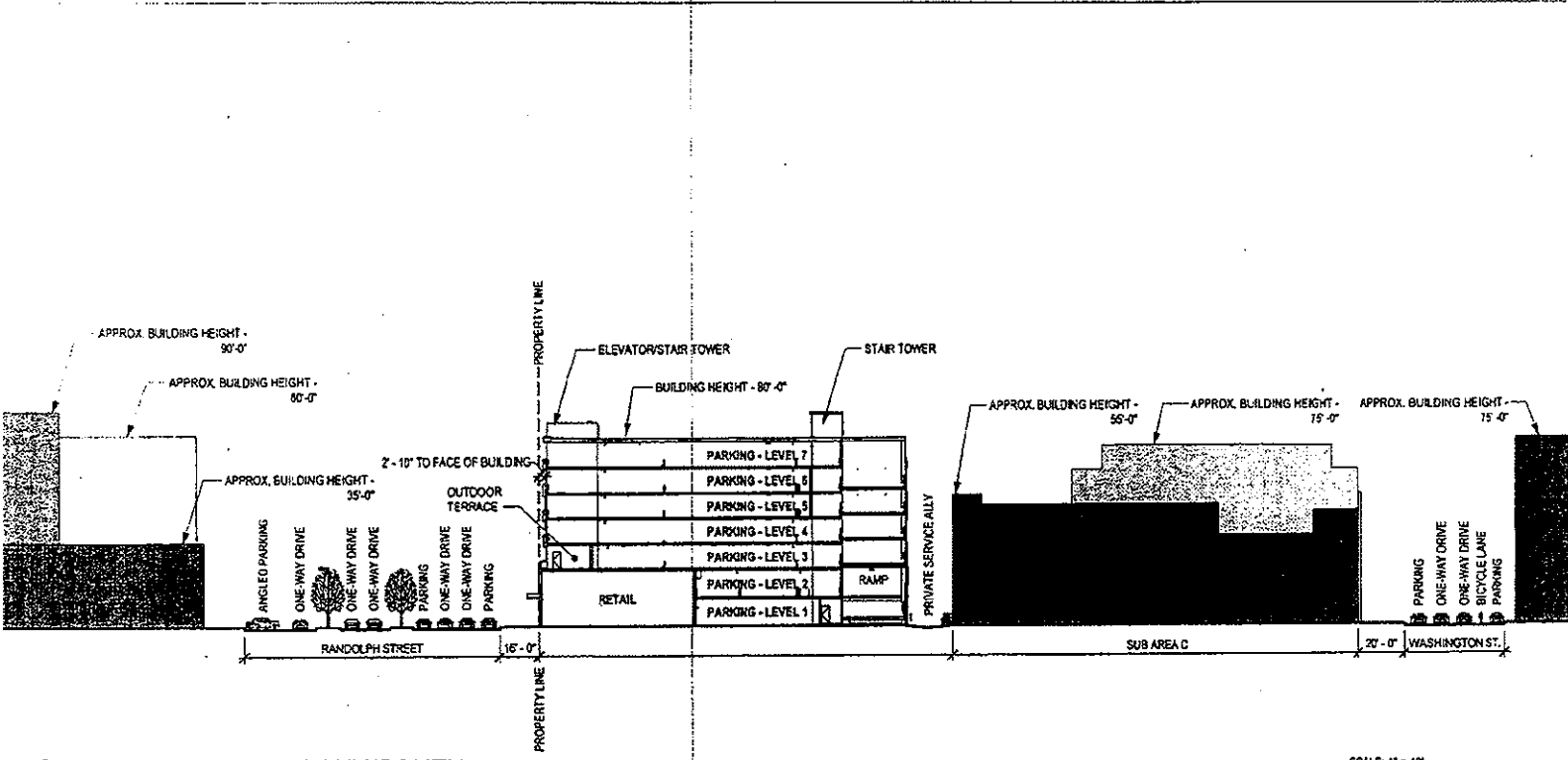
**PROPOSED LANDSCAPE PLAN**

PROJECT #: 20014

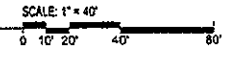
SHEET NO:

PC-09

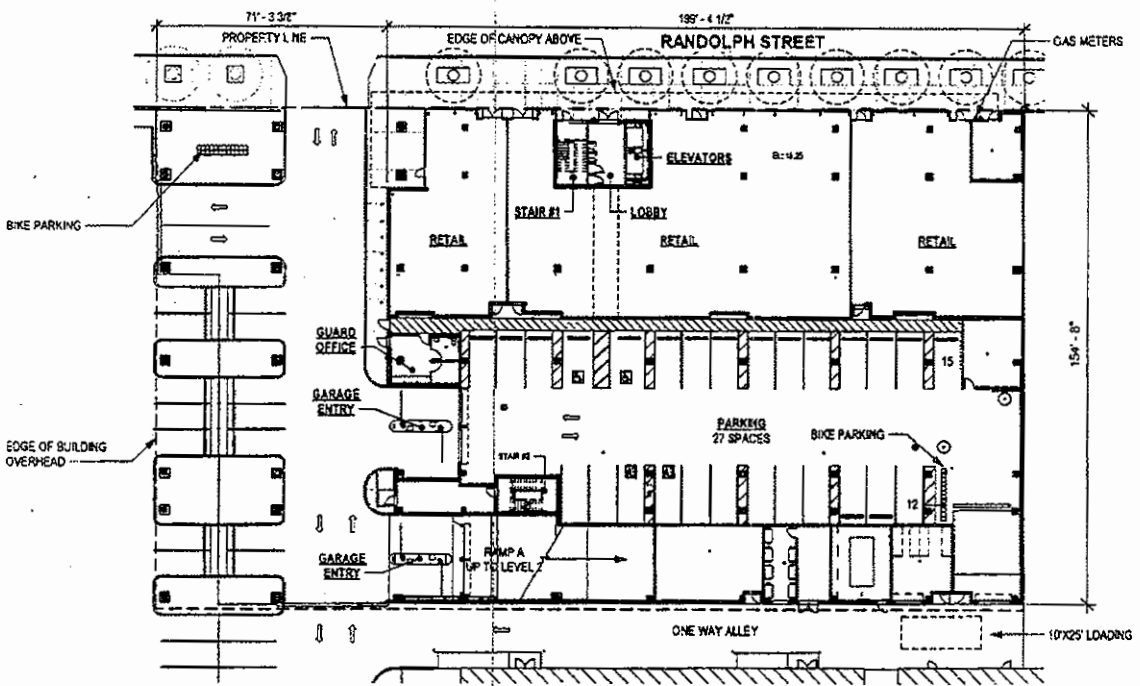
12/01/2020



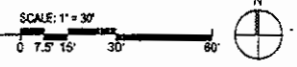
1 SITE SECTION - NORTH/SOUTH  
SCALE: 1" = 40'-0"



<p>900 West Jackson Blvd. Chicago, IL 60661 T 312.738.7200 F 312.738.7777 www.okwarchitects.com</p>	<p><b>PLUMBERS LOCAL 130 - PARKING GARAGE</b></p> <p>APPLICANT - PLUMBERS LOCAL 130 UNION 1371 W. RANDOLPH STREET CHICAGO, IL 60607</p>	<p><b>FINAL FOR PUBLICATION</b></p>	<p>SITE SECTION</p>		<p>SHEET NO. PC-10</p>
			<p>PROJECT #: 20014</p>		<p>12/01/2020</p>



1 PROPOSED-GROUND LEVEL  
SCALE: 1" = 30'-0"



**OKW**  
Architects  
800 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

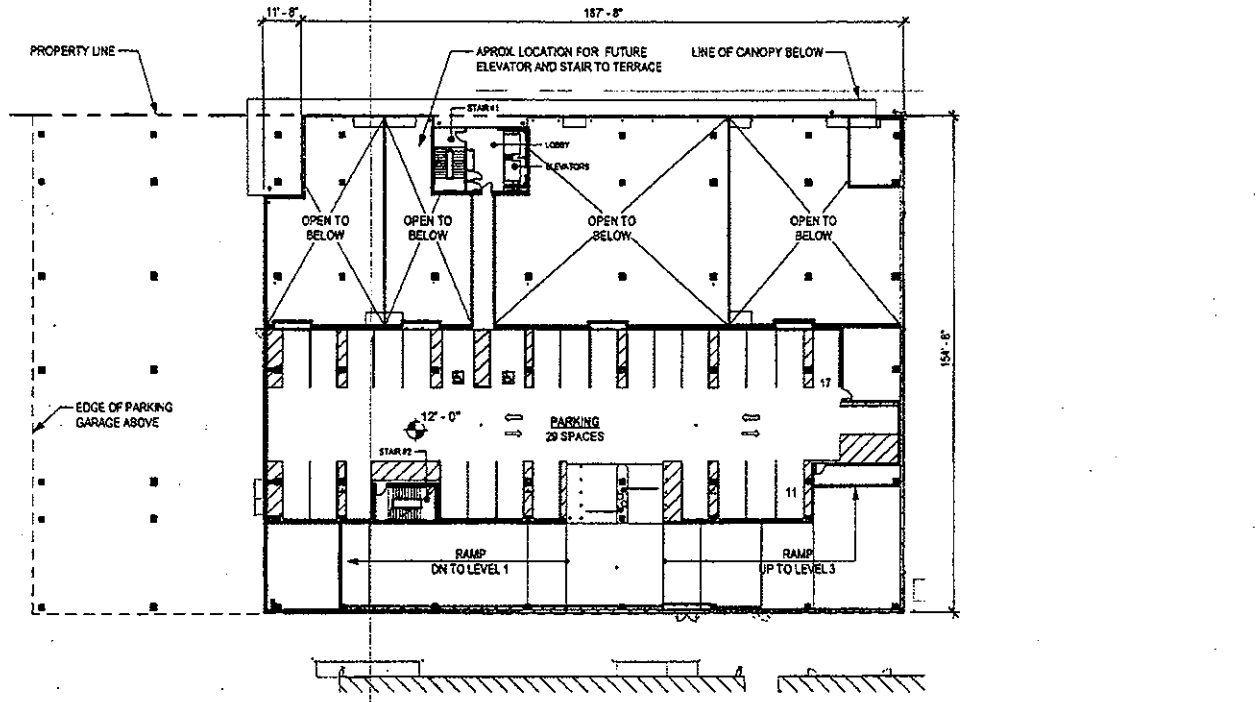
**GROUND LEVEL PLAN**

PROJECT #: 20014

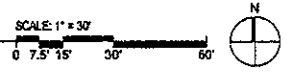
SHEET NO:

PC-11

12/01/2020



1 PROPOSED-LEVEL 02  
SCALE: 1" = 30'-0"



**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60681  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

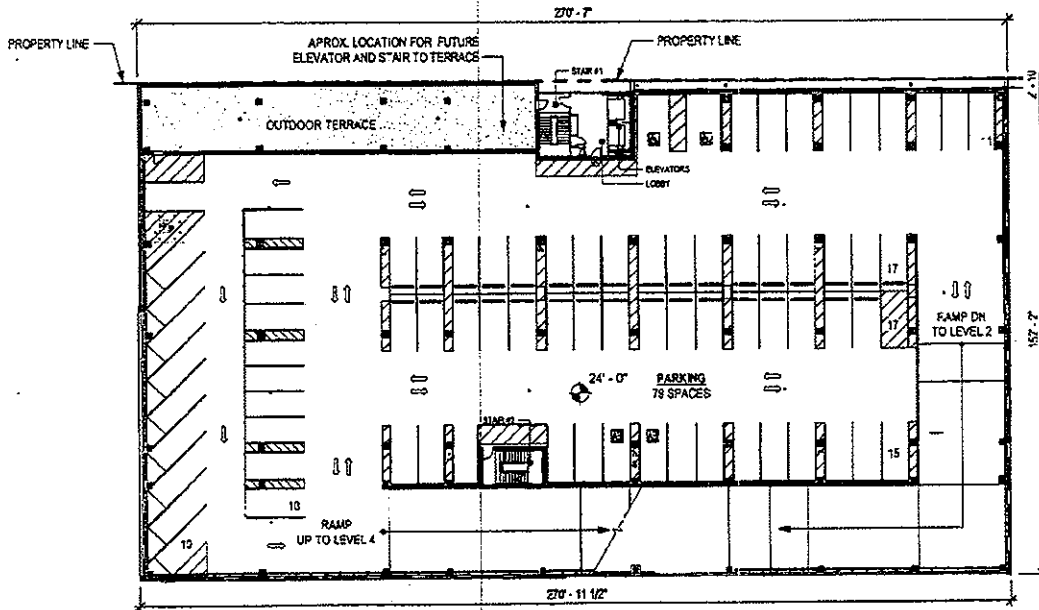
**LEVEL 2 FLOOR PLAN**

PROJECT #: 20014

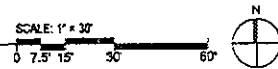
SHEET NO.

PC-12

12/01/2020



1 PROPOSED-LEVEL 03  
SCALE: 1" = 30'-0"



**OKW**  
Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.758.7700  
F 312.758.7777  
www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

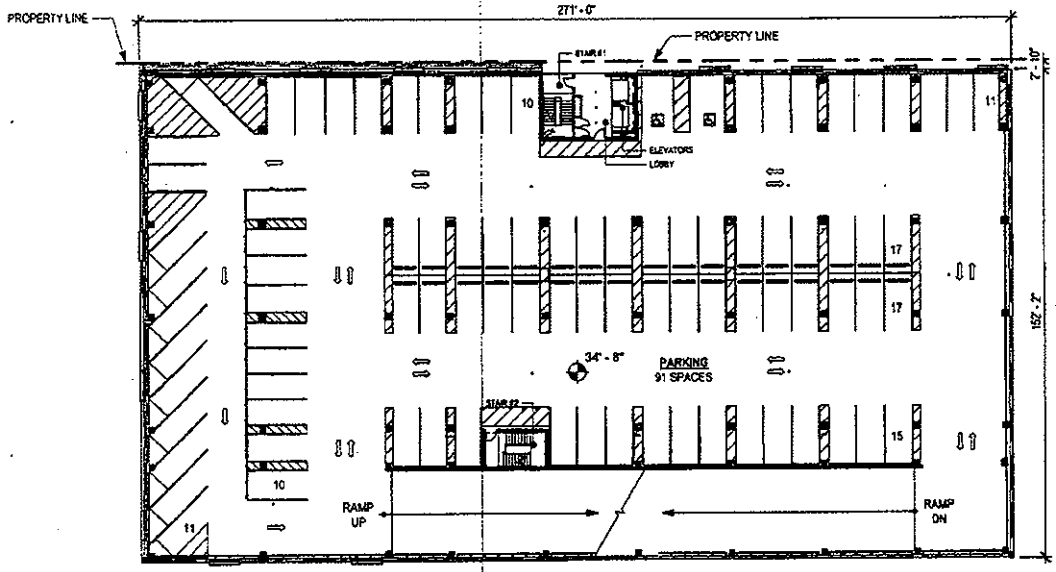
**FINAL FOR  
PUBLICATION**

LEVEL 3 FLOOR PLAN

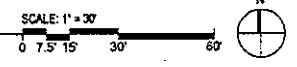
PROJECT #: 20014

SHEET NO:  
PC-13

12/01/2020



1 PROPOSED-LEVEL 04-06  
SCALE: 1" = 30'-0"



**OKW**  
Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.1700  
F 312.798.1777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

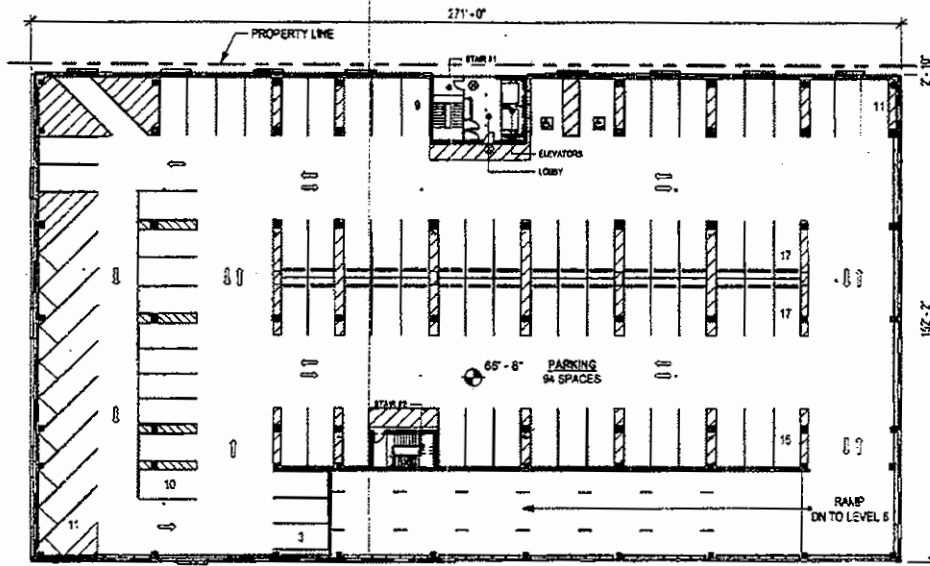
APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

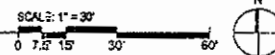
**LEVEL 4-6 FLOOR PLAN**

PROJECT #: 20014

SHEET NO:  
**PC-14**  
12/01/2020



1 PROPOSED-LEVEL 07  
SCALE: 1" = 30'-0"



**OKW**  
Architects  
600 West Jackson Bldg.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
137 1 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

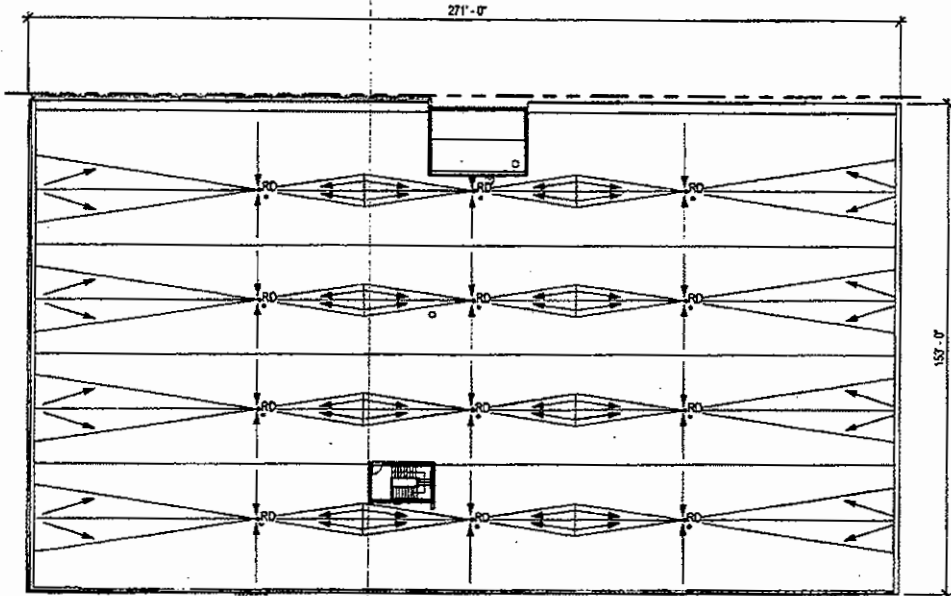
**LEVEL 7 FLOOR PLAN**

PROJECT #: 20014

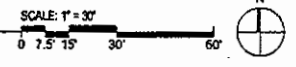
SHEET NO:

PC-15

12/01/2020



1 PROPOSED-ROOF PLAN  
 SCALE: 1" = 30'-0"



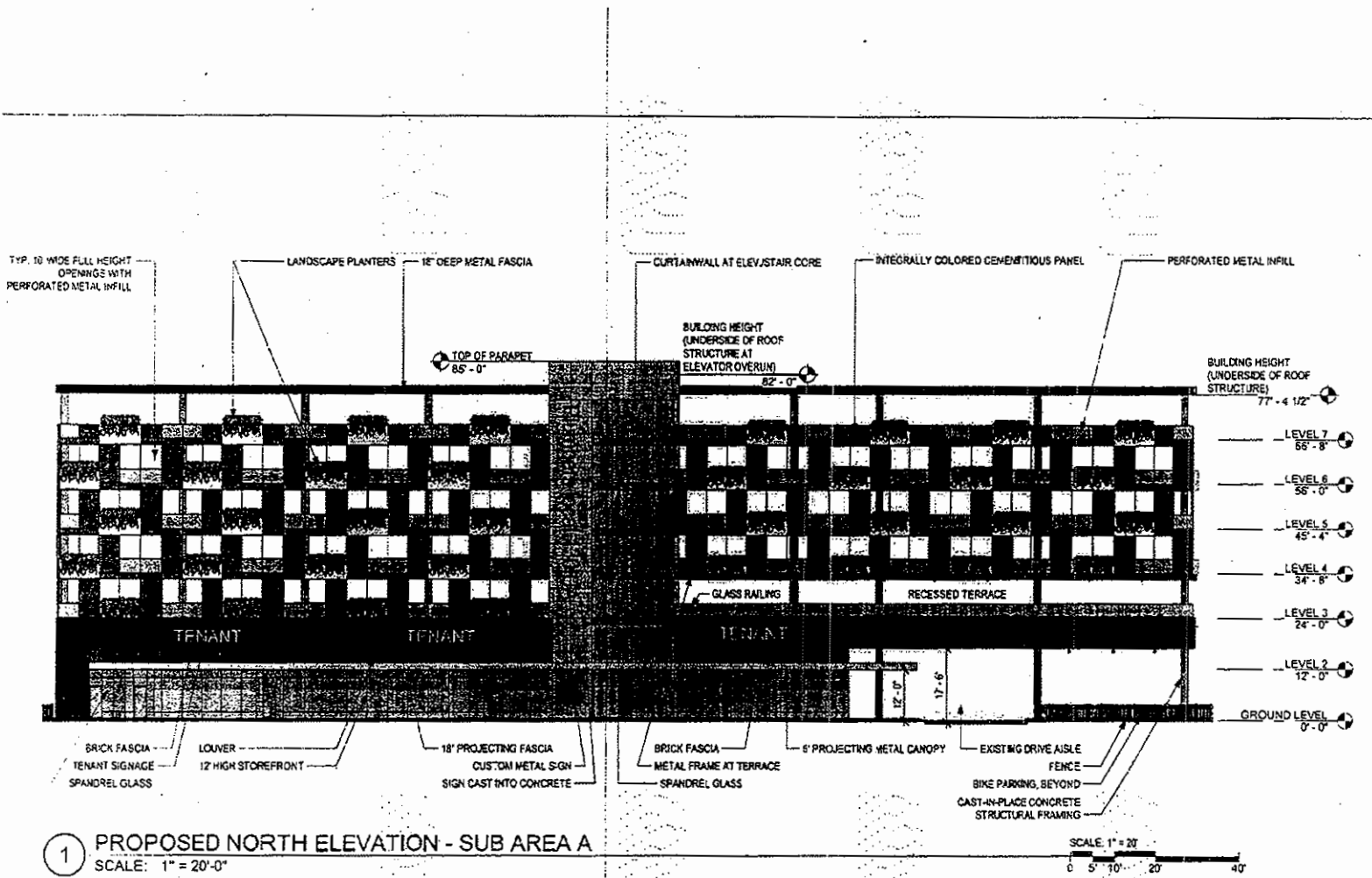
**OKW** Architects  
 600 West Jackson Blvd.  
 Chicago, IL 60661  
 T 312.796.7700  
 F 312.796.7777  
 www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
 1371 W. RANDOLPH STREET  
 CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

ROOF PLAN		SHEET NO.
	PROJECT #: 20014	PC-16
		12/01/2020



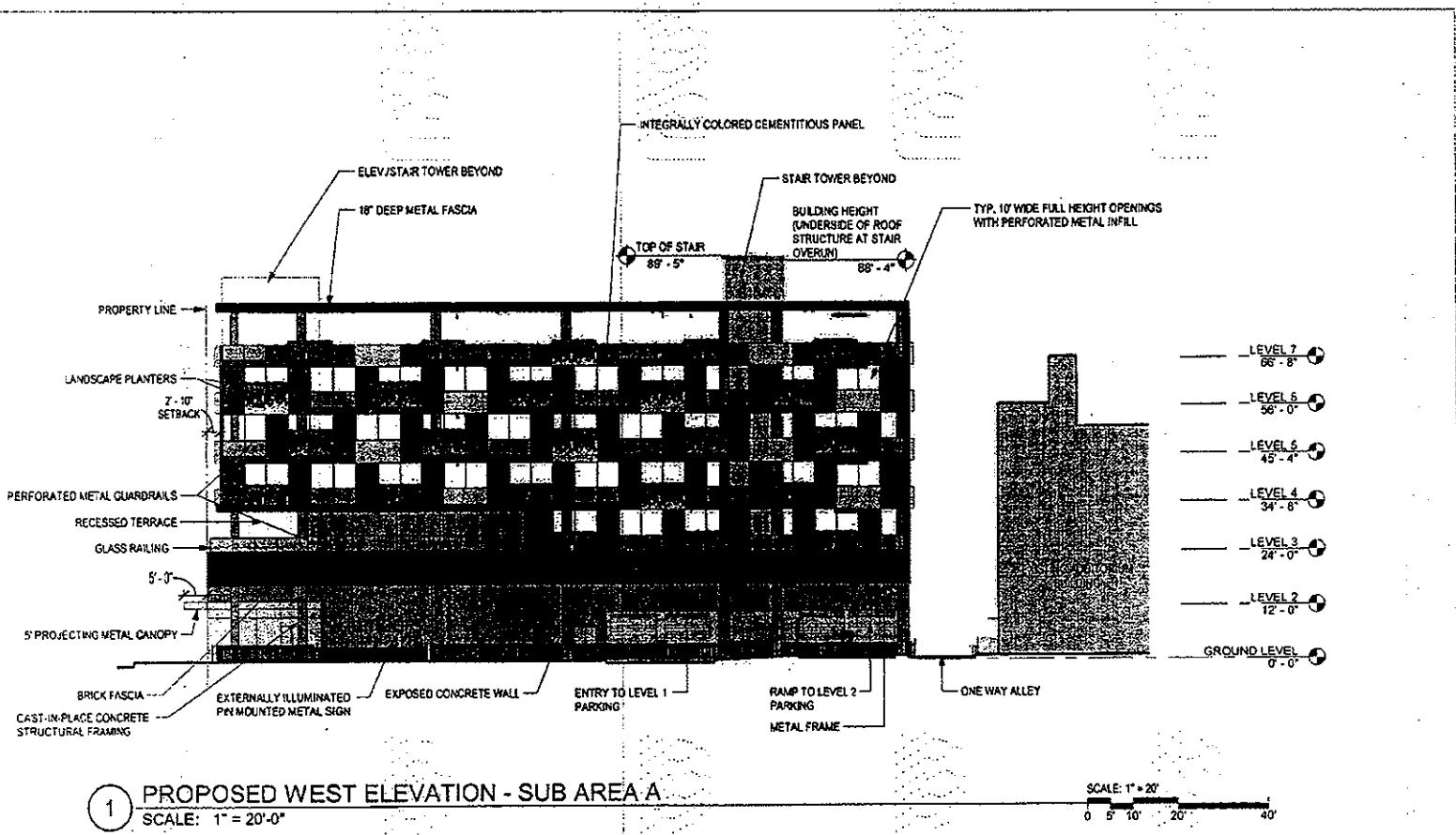
1 PROPOSED NORTH ELEVATION - SUB AREA A  
SCALE: 1" = 20'-0"

**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**  
APPLICANT - PLUMBERS LOCAL 130 UNION  
1571 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

ELEVATIONS		SHEET NO. PC-17
PROJECT #: 20014		12/01/2020



1 PROPOSED WEST ELEVATION - SUB AREA A  
SCALE: 1" = 20'-0"

**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

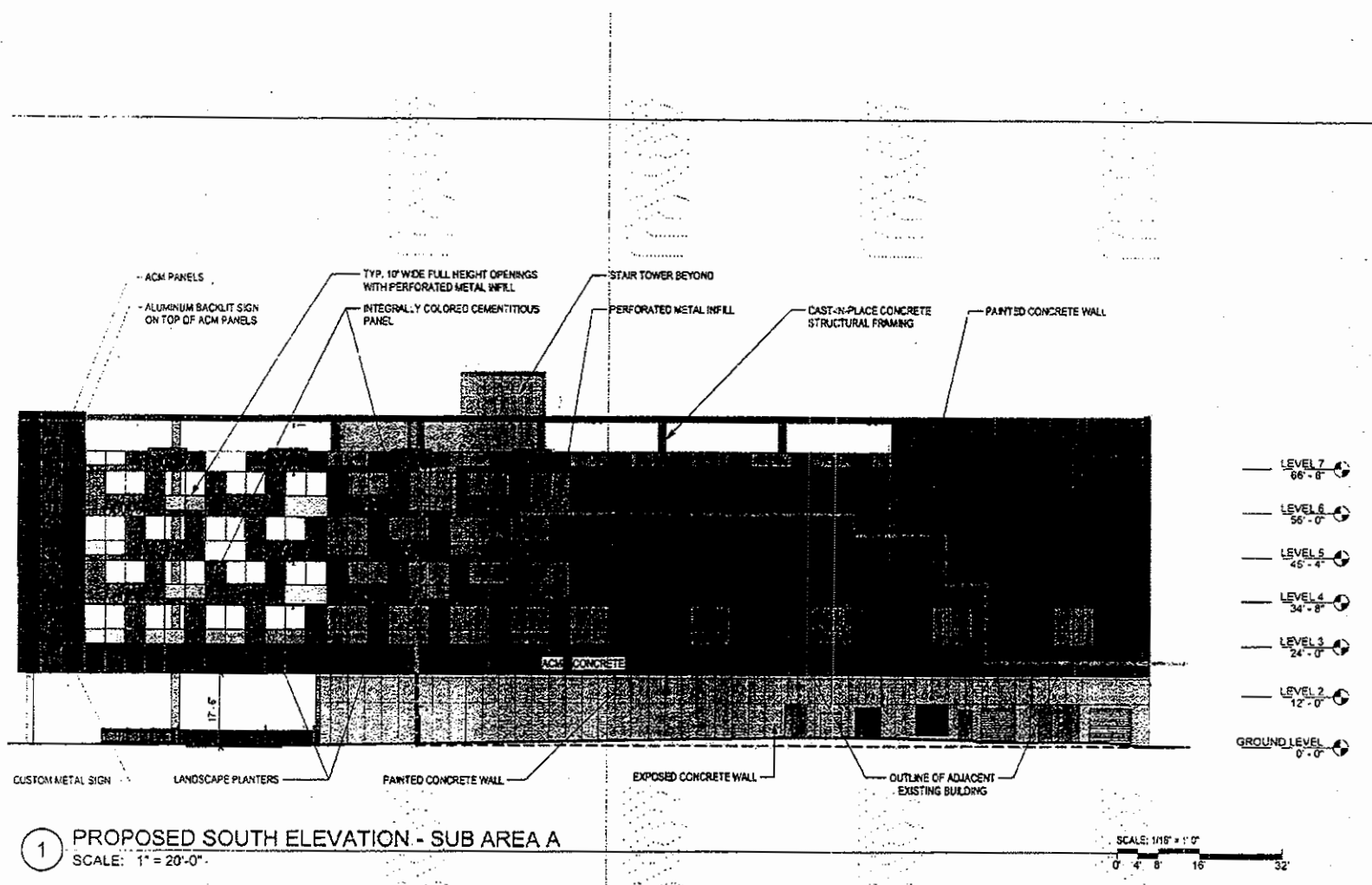
**ELEVATIONS**

PROJECT #: 20014

SHEET NO:

PC-18

12/01/2020



1 PROPOSED SOUTH ELEVATION - SUB AREA A  
SCALE: 1" = 20'-0"

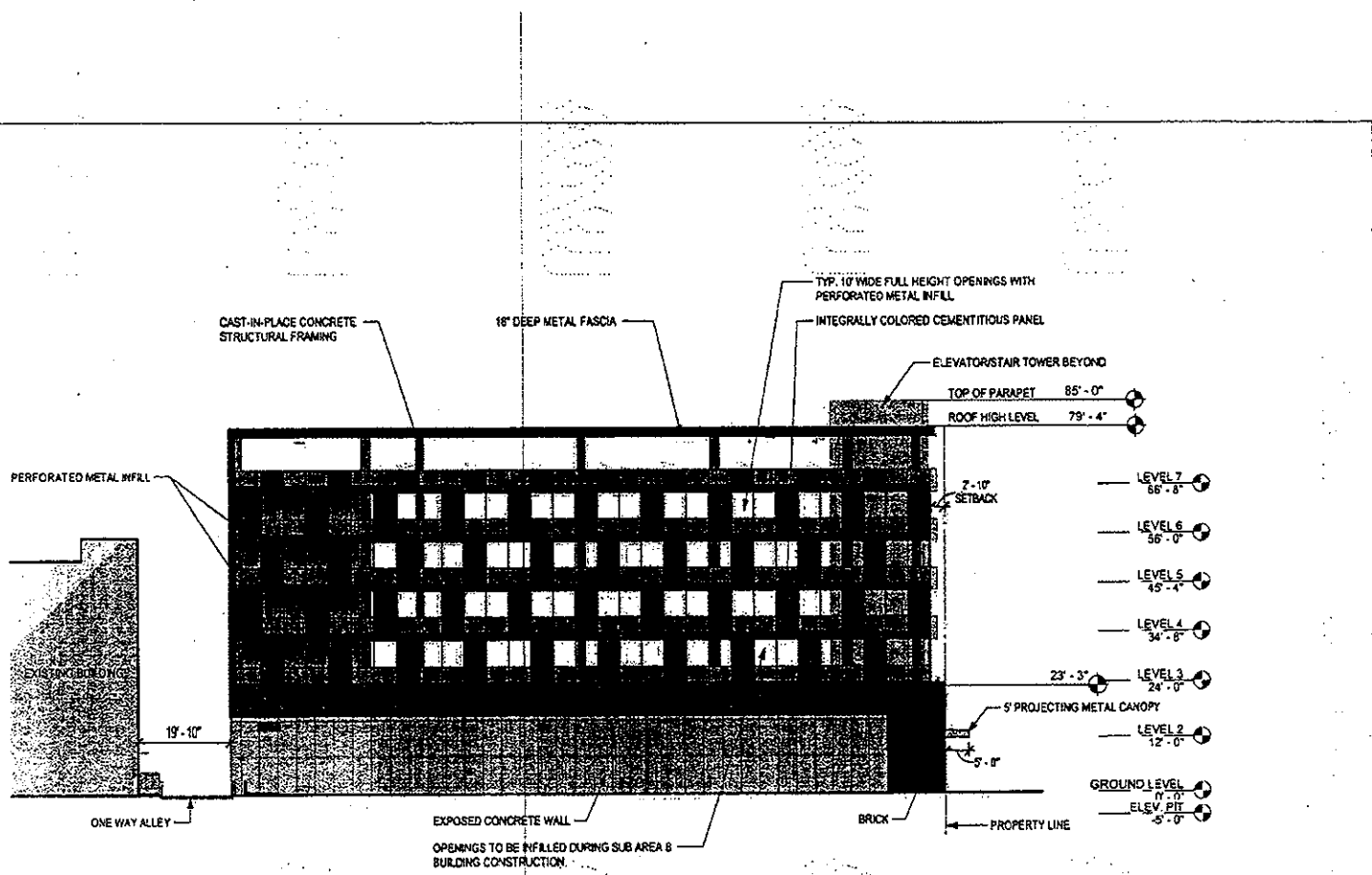
**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7100  
F 312.798.7177  
www.okwardirect.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

ELEVATIONS		SHEET NO:
		PC-19
PROJECT #:	20014	12/01/2020



1 PROPOSED EAST ELEVATION - SUB AREA A  
 SCALE: 1" = 20'-0"  
 SCALE: 1/16" = 1' 0"  
 0' 4' 8' 16' 32'

**OKW** Architects  
 600 West Jackson Blvd.  
 Chicago, IL 60661  
 T 312.796.7700  
 F 312.796.7777  
 www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
 1371 W. RANDOLPH STREET  
 CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

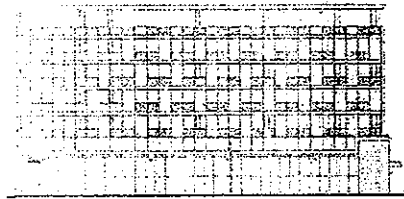
ELEVATIONS

PROJECT #: 20014

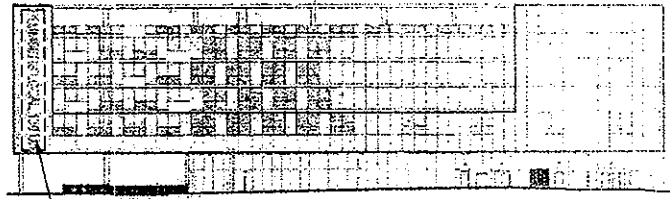
SHEET NO:

PC-20

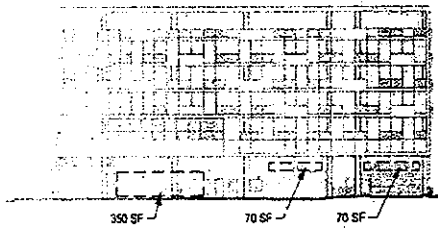
12/01/2020



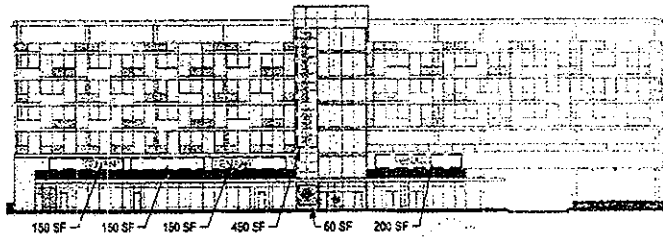
4 EAST ELEVATION - 0 SF SIGNAGE  
SCALE: 1" = 40'-0"



3 SOUTH ELEVATION - 550 SF SIGNAGE  
SCALE: 1" = 40'-0"



2 WEST ELEVATION - 490 SF SIGNAGE  
SCALE: 1" = 40'-0"



1 NORTH ELEVATION - 1,160 SF SIGNAGE  
SCALE: 1" = 40'-0"



600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

FINAL FOR PUBLICATION

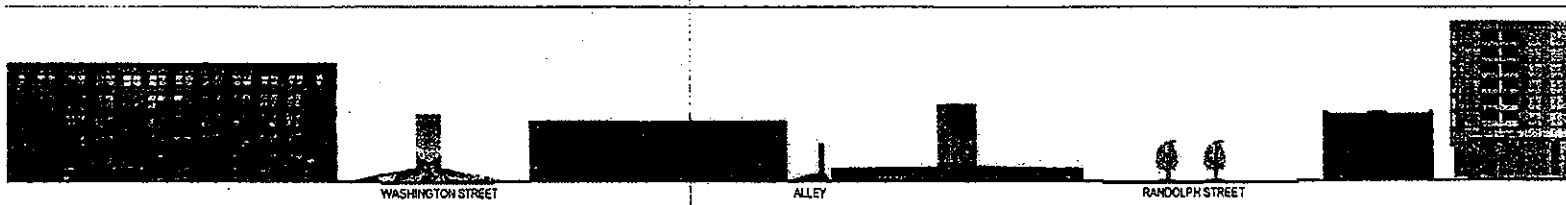
SIGNAGE ELEVATIONS

PROJECT #: 20014

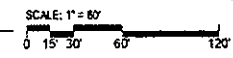
SHEET NO:

PC-21

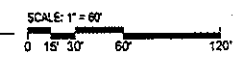
12/01/2020



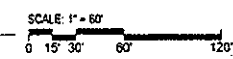
3 EXISTING ADA STREET ELEVATION  
SCALE: 1" = 60'-0"



2 EXISTING RANDOLPH STREET ELEVATION  
SCALE: 1" = 60'-0"



1 EXISTING WASHINGTON BLVD. ELEVATION  
SCALE: 1" = 60'-0"



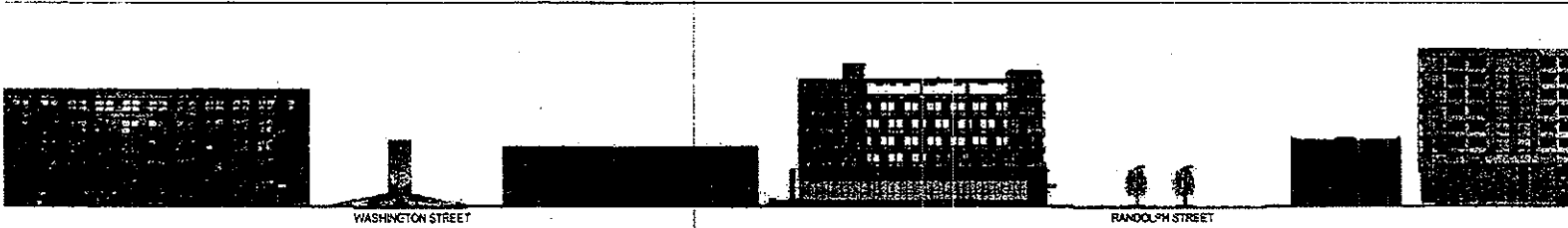
**OKW**  
Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**  
APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

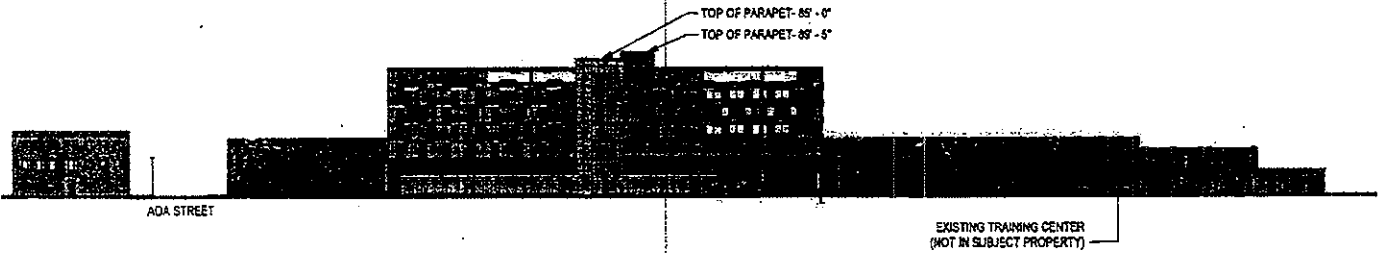
**FINAL FOR PUBLICATION**

**BLOCK ELEVATIONS - EXISTING**  
PROJECT #: 20014

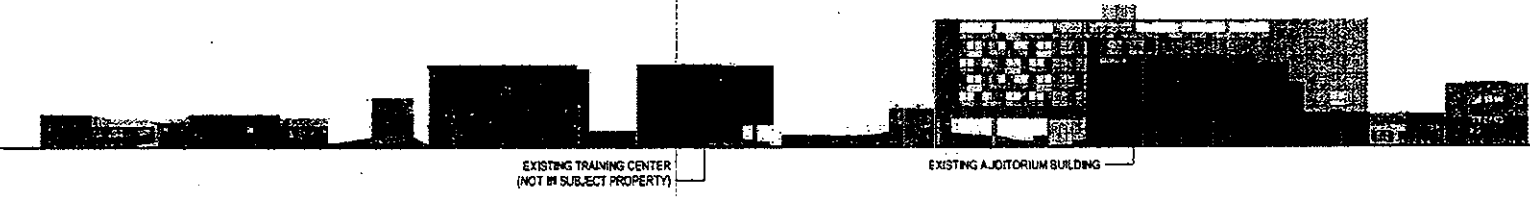
SHEET NO:  
**PC-22**  
12/01/2020



3 PROPOSED ADA STREET ELEVATION  
SCALE: 1" = 60'-0"



2 PROPOSED RANDOLPH STREET ELEVATION  
SCALE: 1" = 60'-0"



1 PROPOSED WASHINGTON BLVD. ELEVATION  
SCALE: 1" = 60'-0"

**OKW** Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60667

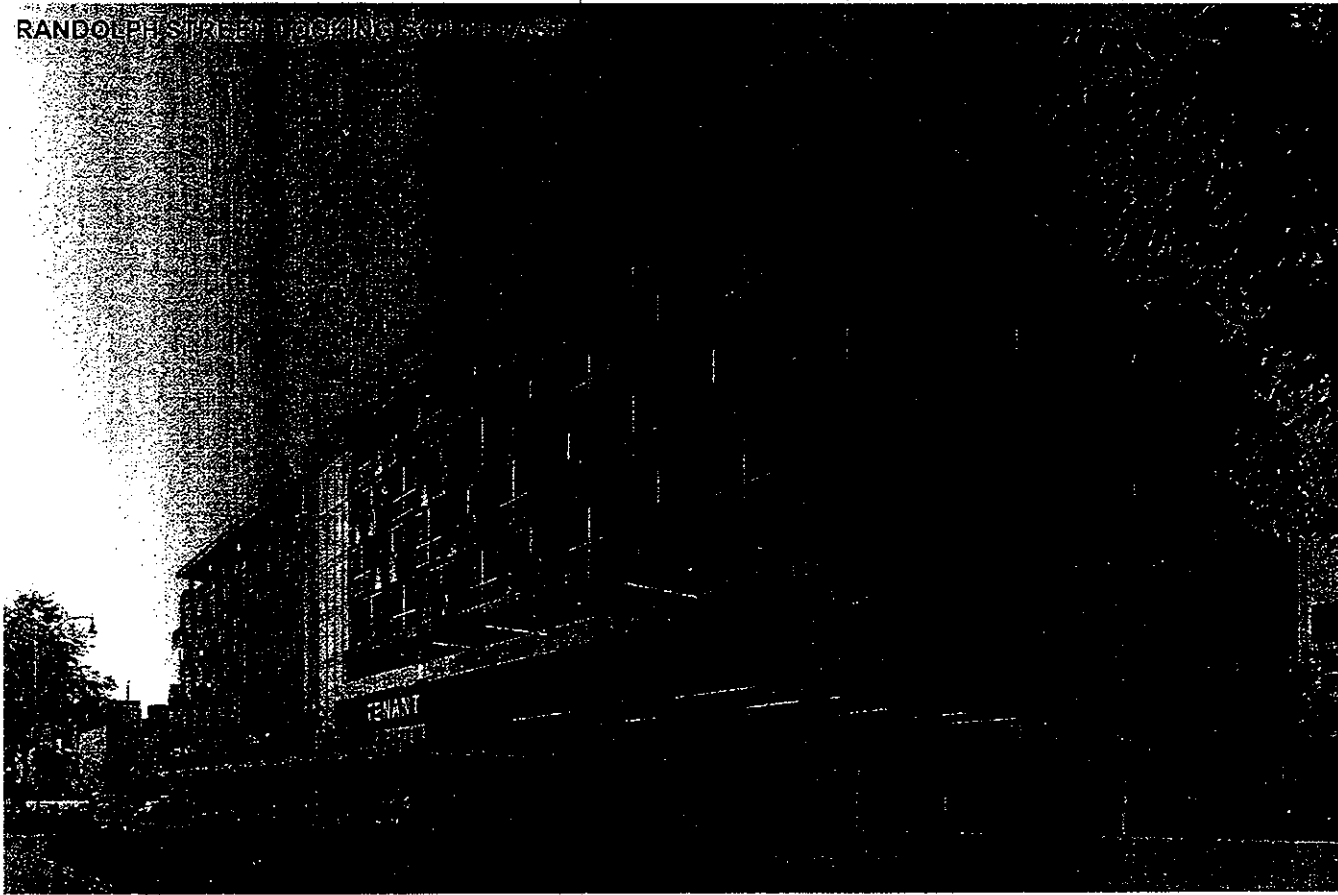
**FINAL FOR PUBLICATION**

**BLOCK ELEVATIONS - PROPOSED**

PROJECT #: 20014

SHEET NO:  
**PC-23**  
12/01/2020

RANDOLPH STREET PARKING GARAGE



**OKW**  
Architects

600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarditects.com

**PLUMBERS LOCAL 130 - PARKING GARAGE**

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

**PERSPECTIVE RENDERINGS**

PROJECT #: 20014

SHEET NO:

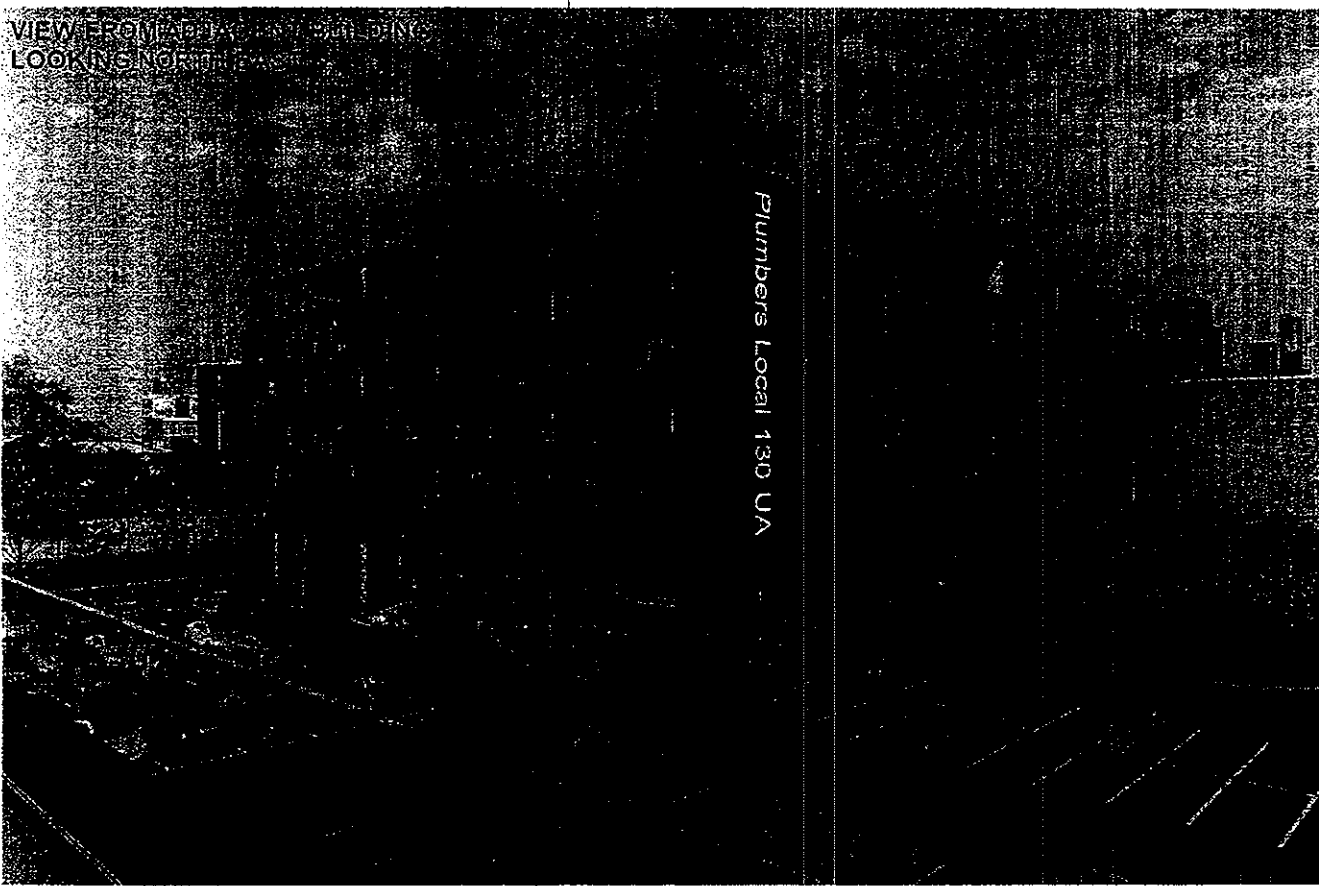
PC-24

12/01/2020

1/27/2021

REPORTS OF COMMITTEES

27099



**OKW**  
Architects  
600 West Jackson Blvd.  
Chicago, IL 60661  
T 312.798.7700  
F 312.798.7777  
www.okwarchitects.com

PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
1371 W. RANDOLPH STREET  
CHICAGO, IL 60607

**FINAL FOR  
PUBLICATION**

PERSPECTIVE RENDERINGS

PROJECT #: 20014

SHEET NO:

PC-25




12/01/2020

Compliance Options	Points Required	Sustainability Strategies Matrix																						
		Energy										Landscapes					Water		Solid Waste		Work Force	WHS&S		
		Choose one					Choose one					Choose one					Choose one	Choose one	Choose one	Choose one				
Compliance Paths	Shoring Points	Number of Options Points Required	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (9%)	2.3 Exceed Energy Code (14%)	2.4 Exceed Energy Code (23%)	2.5 Exceed Energy Code (40%)	2.6 Exceed Energy Code (49%)	2.7 Exceed Energy Code (58%)	2.8 Exceed Energy Code (67%)	2.9 Exceed Energy Code (76%)	3.1 Working Landscapes	3.2 Natural Landscapes	3.3 70% Planting	3.4 80% Planting	3.5 90% Planting	3.6 100% Planting	4.1 Rainwater Harvesting	4.2 Indoor Water Use Reduction (25%)	4.3 Indoor Water Use Reduction (40%)	5.1 80% Waste Diversion	5.2 Waste Diversion	6.1 Work Force Development	6.2 Work Force Development
Options Without Certification	0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Options With Certification	0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
LEED Platinum	95	5/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LEED Gold	90	10/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LEED Silver	80	20/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Green Globes 4-Globes	90	10/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Green Globes 3-Globes	80	20/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Green Globes 2-Globes	70	30/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Living Building Challenge	100	0/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Living Building Challenge Petal	90	10/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Enterprise Green Communities*	80	20/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PassiveHouse	70	30/0/0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Planned Development Projects (PDP) - New Construction  
 TIF Funded Developments Projects (TIF) - New Construction  
 DPD Housing, Multi-Family (5+ units) Projects (DPD-HMF) - New  
 PD, TIF, DPD-H MF and Class 1 - Renovation Projects  
 Moderate Renovation Projects  
 Substantial Renovation Projects

\*Does not qualify for TIF incentives of less than \$1M (including but not limited to TIF-NP, TIF Purchase Rehab, Government TIF and 30P programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

-  IDENTIFIED FOR THIS PROJECT - 40 PTS
-  UNDER REVIEW WITH OWNER- 75-120 PTS
-  NEED FURTHER INFORMATION- POTENTIAL 25 PTS



PLUMBERS LOCAL 130 - PARKING GARAGE

APPLICANT - PLUMBERS LOCAL 130 UNION  
 1371 W. RANDOLPH STREET  
 CHICAGO, IL 60607

**FINAL FOR PUBLICATION**

SUSTAINABILITY MATRIX TARGET SECTIONS

PROJECT #: 20014

SHEET NO:

PC-26

12/01/2020