

PD 1230

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October 15, 2021

William W. Tippens
Randolph Halsted LLC
350 W. Hubbard Street, Suite 300
Chicago, IL 60654

**Re: Minor Change to PD No. 1230, Subarea A
723-741 W. Randolph Street**

Dear Mr. Tippens:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1230 ("PD 1230"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the PD.

Randolph Halsted LLC, the sole owner of Subarea A, is seeking a minor change to allow the existing container market (Box Shops) on the property to be used for a temporary office and construction staging area for a new development located two blocks to the west at 164 N. Peoria Street. The containers will remain in the same location as currently existing and as shown on the attached exhibit. A 6-foot-tall steel mesh fence covered with fabric will be placed behind the existing landscape planters. The fence will secure the site and allow the courtyard to be used for outdoor contractor meetings. The empty portion of the lot to the rear of the Box Shops will be used for construction staging.

Regarding your request, the Department of Planning and Development has determined that allowing the existing containers and lot to be used for a temporary construction office and staging area until October 31, 2022, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

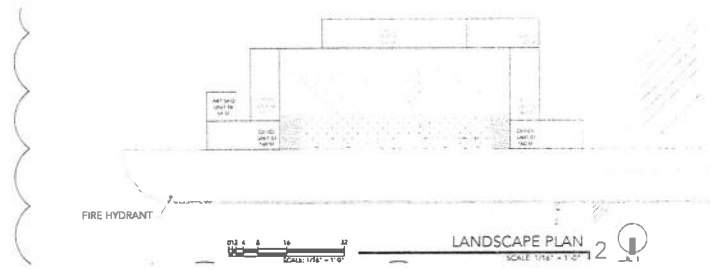
In accordance with Section 17-9-0301-A of the Chicago Zoning Ordinance temporary construction offices and equipment sheds must be located on the same site as the construction project unless approved by the Commissioner of the Department of Buildings ("Buildings"). Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1230, and upon the receipt of written approval from the Commissioner of Buildings I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter. If action to implement the minor change does not occur within the time set forth then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "SAC", followed by a horizontal line.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



SURFACE LEGEND

	CONTAINERS
	GRASS
	CONCRETE SIDEWALK AND WALKWAY
	ASPHALT

APPROVED

REGISTERED ARCHITECT
KATHERINE DARNSTADT
001-020964
STATE OF ILLINOIS

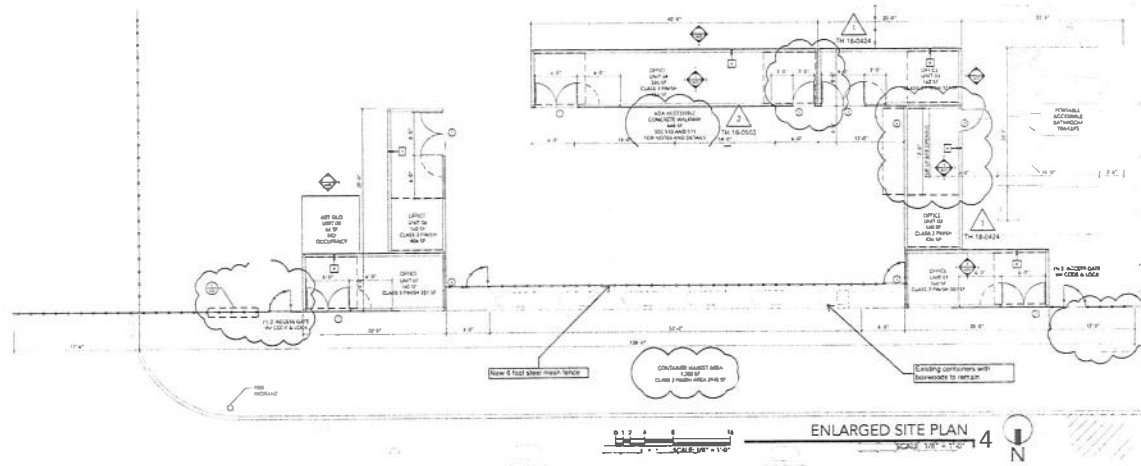
INTENT DESIGN
ARCHITECTURE | URBANISM
INTERIORS | OTHER

11118-0024
NO ARCHITECTURAL DESIGN OR CONSTRUCTION
11118-0024

REGISTERED ARCHITECT
KATHERINE DARNSTADT
001-020964
STATE OF ILLINOIS

THESE DRAWINGS HAVE BEEN PREPARED BY AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND COMMUNITY DEVELOPMENT

STATE OF ILLINOIS
001-020964
REGISTERED ARCHITECT
KATHERINE DARNSTADT
EXP. 11-30-2024



BOX SHOPS BY RELATED
725 W. RANDOLPH ST.
CHICAGO, IL 60661

DATE	DESCRIPTION
2018-03-12	ISSUE FOR PERMIT
2018-04-07	REVISION
2018-05-11	REVISION
2018-05-21	REVISION
2018-05-24	REVISION

JOB NO.	DRAWN BY	CHECKED BY
1802	TH	KD

NOTICE: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. IT SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED TO ANYONE OTHER THAN THE PERSON WHOSE DESIGN OR LAYOUT DESIGN COMPOSITION

OVERALL SITE PLAN
ENLARGED SITE PLAN

A01

20231

4/24/2020

REPORTS OF COMMITTEES

16177

Reclassification Of Area Shown On Map No 1-F.

(As Amended)

(Application No. 20231)

(Common Address: 723 -- 741 W. Randolph St./101 -- 133 N. Halsted St./
724 -- 740 W. Washington Blvd.)

[SO2019-7972]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; the south line of vacated West Court Place; a line 151.34 feet east of and parallel to North Halsted Street; and West Washington Boulevard,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District and Residential-Business Planned Development Number 1230 symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; West Randolph Street; a line 217.82 feet east of and parallel to North Halsted Street; a line 192.26 feet south of and parallel to West Randolph Street; a line 218.79 feet east of and parallel to North Halsted Street; a line 78 feet north of and parallel to West Washington Boulevard; a line 212.3 feet east of and parallel to North Halsted Street; and West Washington Boulevard,

to those of Residential-Business Planned Development Number 1230, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential-Business Planned Development No. 1230, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1230 ("Planned Development") consists of approximately 74,738 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Randolph Halsted LLC owns a portion of the Property and is the ("Applicant") for this amendment with the authorization from the remaining property owners.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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.
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 17 Statements; a Bulk Regulations Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan and Landscape Plan; a Landscape Plant List and Details; Building Elevations (North Tower with Randolph Streetscape, South Tower with Washington Streetscape, East Tower, North Halsted Street, Courtyard North and Courtyard South) and Facade Details (Typical Podium, Typical Tower I and Typical Tower II) prepared by Perkins Eastman and dated February 21, 2020, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A:

dwelling units above the ground floor, lodging, participant sports and recreation, general and limited restaurant, tavern, outdoor patio (rooftop and at grade), small and medium venues, banquet or meeting halls, general retail, food and beverage retail sales, liquor sales, medical service, office, personal service, day care (accessory to participant sports and recreation use), private club, co-located wireless communication facilities, incidental and accessory uses and accessory parking.

Subarea B:

general and limited restaurant, tavern, outdoor patio (rooftop and at grade), small and medium venues, banquet or meeting halls, general retail, food and beverage retail sales, liquor sales, medical service, office, personal service, private club, co-located wireless communication facilities, incidental and accessory uses and accessory parking.

6. On-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 ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 74,738 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (List of all bonuses applied for and calculations)	FAR
Base FAR:	7.00
Affordable Housing:	0.45
	(Reflects previously approved bonus pursuant to 2007 ARO -- 1.0 FAR approved for previous 23,247 square foot site area)
Neighborhoods Opportunity Bonus:	4.05
Total FAR:	11.5

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this Bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for 4.05 FAR of the bonus FAR (the "NOF Bonus"), the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in Subarea A; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The NOF Bonus payment will be split between three separate funds, as follows: 80 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.

In this case, DPD has approved the Applicant's proposal to construct in-kind streetscape improvements on Randolph Street, as depicted on the Site and Landscape Plans (the "Project") in lieu of the Local Impact portion of the payment. Prior to the issuance of the first building permit for the Planned Development, the Applicant shall enter into an agreement with DPD specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the Commissioner of Planning and Development (the "Commissioner") deems necessary or desirable. The Applicant shall submit detailed site-specific cost estimates for the Project, drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the Project. The agreement must be in a form approved by the Corporation Counsel. The Applicant shall construct the Project in accordance with the requirements of Section 17-4-1005-E.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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

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

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.

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, as it existed at the time of the 2014 Planned Development 1230 approval, the Applicant requested an increase in the floor area ratio for the Property of 23,347 square feet (i.e., 1.0 FAR for the previous site area of 23,347 square feet), as set forth in the bonus worksheet required under previous Section 17-4-1003-D. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") was required to either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. For the previously approved 220 units, the Applicant had elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in previous Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$541,650.40 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in previous Section 17-4-1004, the terms of which are incorporated herein by this reference.

The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1230 to this amended Planned Development (P.D.) to add 150 additional permitted units triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance

from the project or income area, or (iii) any combination of (i) and (ii). The proposed amendment will add 150 additional permitted units in the P.D. As a result, the Applicant's affordable housing obligation is 30 affordable units (20 percent of 150), consisting of 15 First Units and 15 Additional Units. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to provide 10 Additional Units beyond the 15 Additional Units required under the Near North/Near West ARO Pilot Area Ordinance. The voluntary Additional Units will consist of units with a minimum of two bedrooms. The Applicant has asked the City, and the City has agreed, to regulate and monitor the 10 voluntary Additional Units in the same manner as it regulates and monitors the required Additional Units. The Applicant acknowledges and agrees that any reference to Additional Units in this Planned Development shall include the voluntarily provided Additional Units as well as the required Additional Units.

The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate the Additional Units off-site. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago, at prices affordable to households at such income level, and is required to lease the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income levels. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements and number of required Affordable Units to reflect any such change without amending the P.D. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Boundary Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site and Landscape Plan; Landscape Plant List and Details; North and South Tower Elevations with Randolph and Washington Street Streetscapes; East Tower Elevation; North Halsted Street Elevation; Courtyard North Elevation; Courtyard South Elevation; and Facade Details referred to in these Plan of Development Statements printed on pages 16187 through 16201 of this *Journal*.]

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

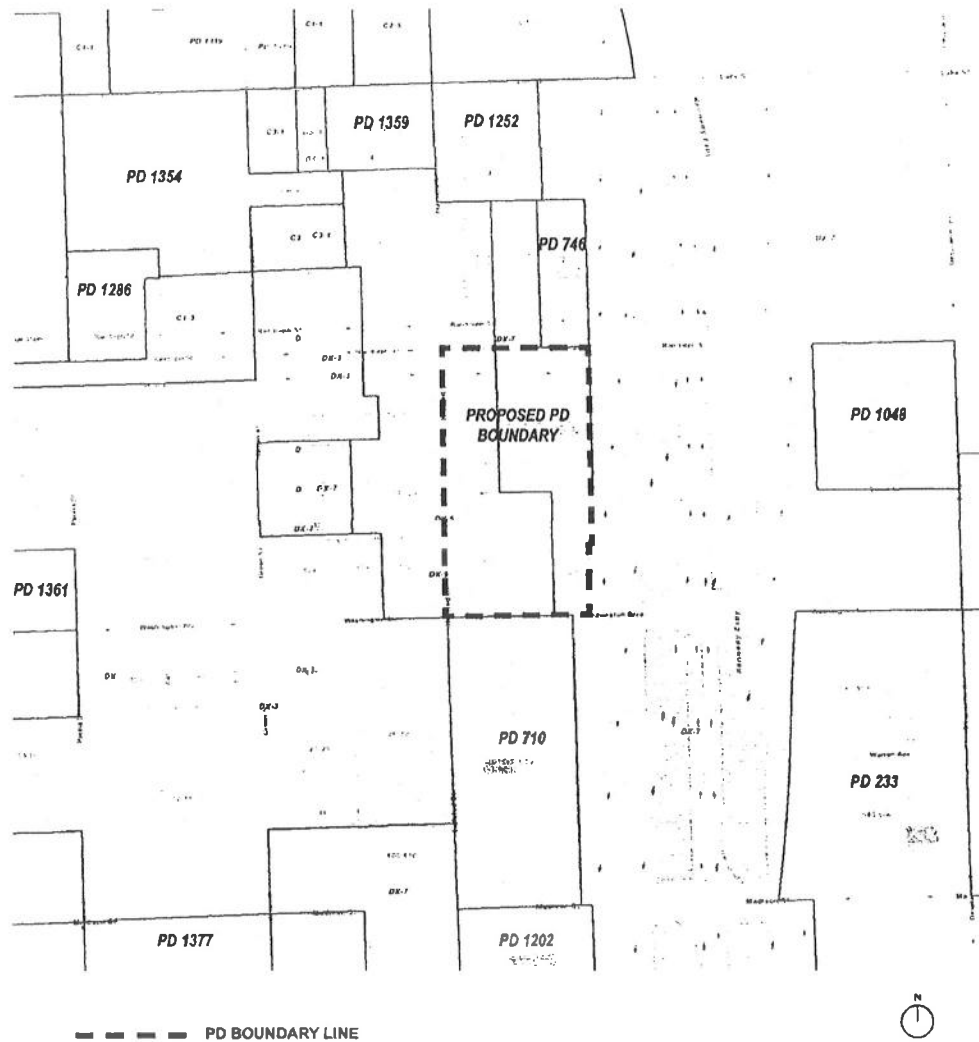
Residential-Business Planned Development No. 1230. AA

Bulk Regulations And Data Table.

Gross Site Area (square feet):	114,010
Subarea A:	92,658
Subarea B:	21,352
Area of Public Rights-of-Way (square feet):	39,272
Subarea A:	27,282
Subarea B:	11,990
Net Site Area (square feet):	74,738
Subarea A:	65,376

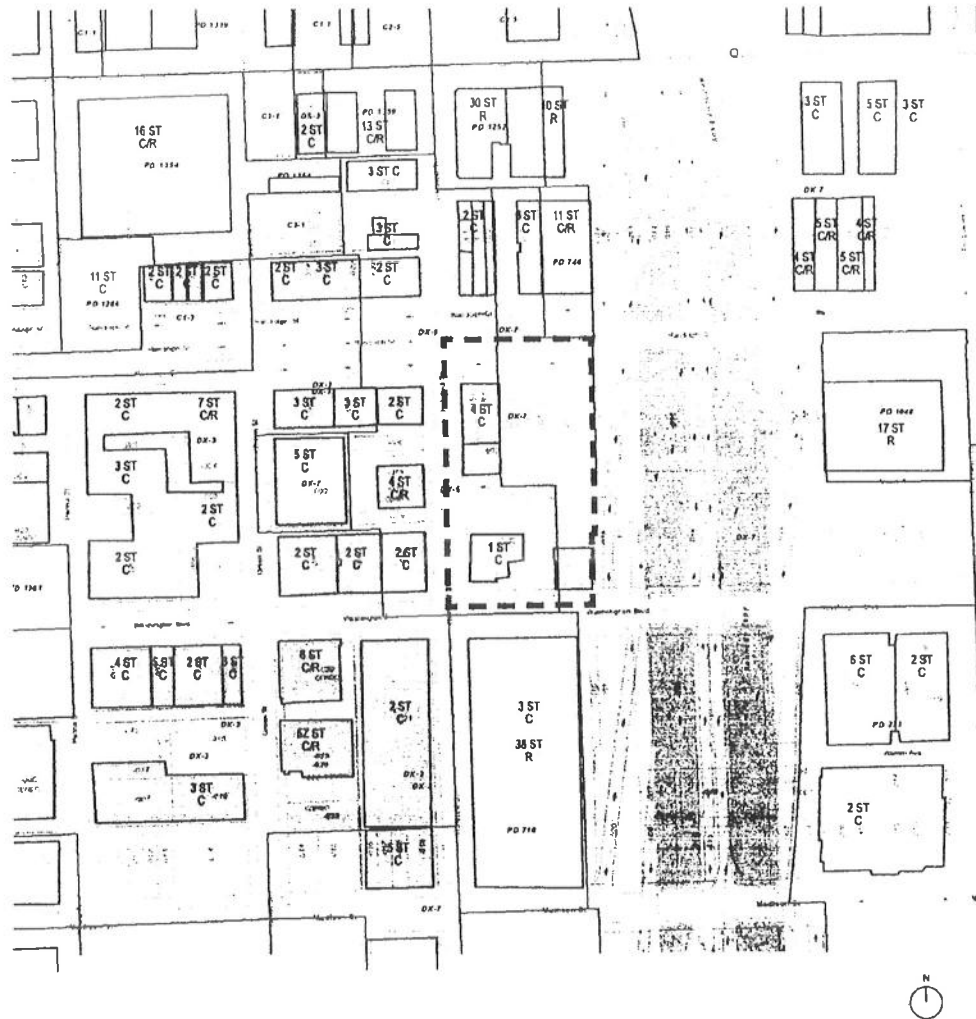
Subarea B:	9,363
Maximum Floor Area Ratio:	11.5
Subarea A:	12.7
Subarea B:	3.1
Maximum Permitted Dwelling Units:	
Subarea A:	370
Subarea B:	0
Minimum Off-Street Parking Spaces:	50
Minimum Off-Street Loading Spaces:	
Subarea A:	3 (10 feet by 25 feet)
Subarea B:	None
Maximum Building Height:	
Subarea A:	550 feet
Subarea B:	Existing to remain
Minimum Setbacks:	In accordance with plans

Final for Publication

**EXHIBIT 1: EXISTING ZONING BOUNDARY MAP**

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

Final for Publication



--- PD BOUNDARY LINE

R RESIDENTIAL
C COMMERCIAL

EXHIBIT 2: EXISTING LAND USE MAP

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

Final for Publication

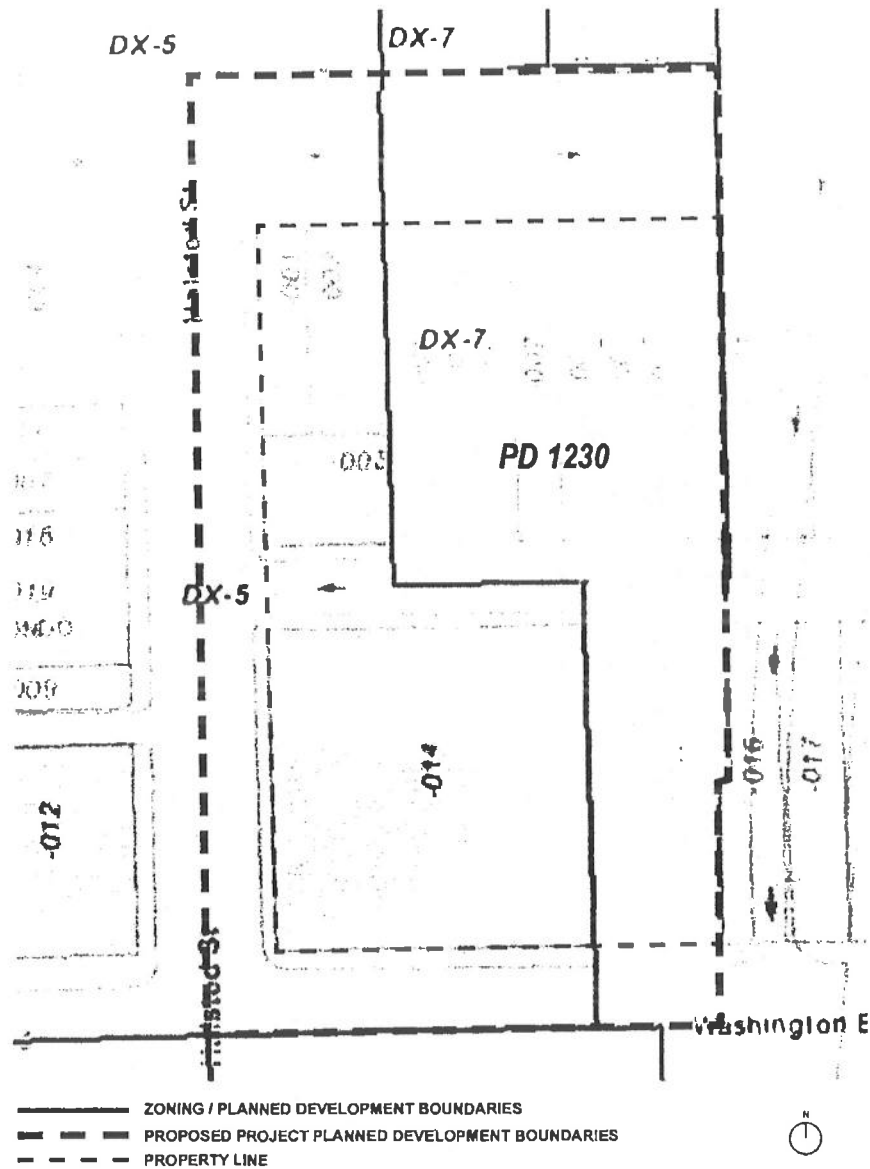


EXHIBIT 3: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

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

Final for Publication

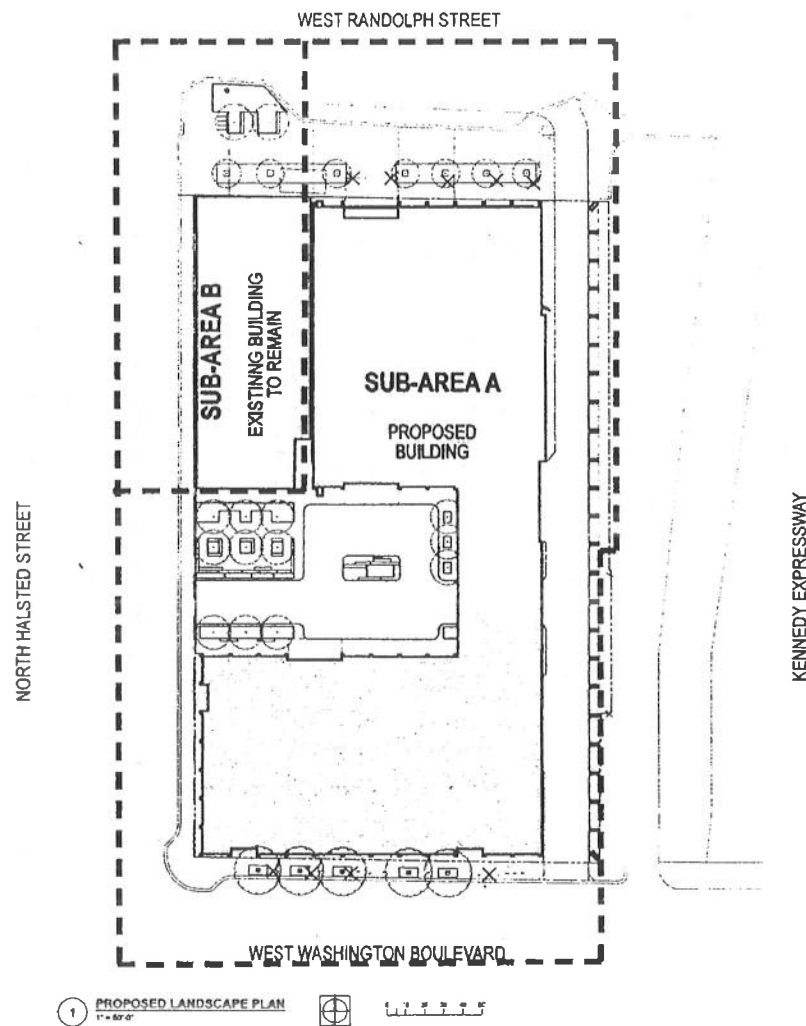


EXHIBIT 4: SUB-AREA MAP

--- SUB-AREA BOUNDARY



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

Final for Publication

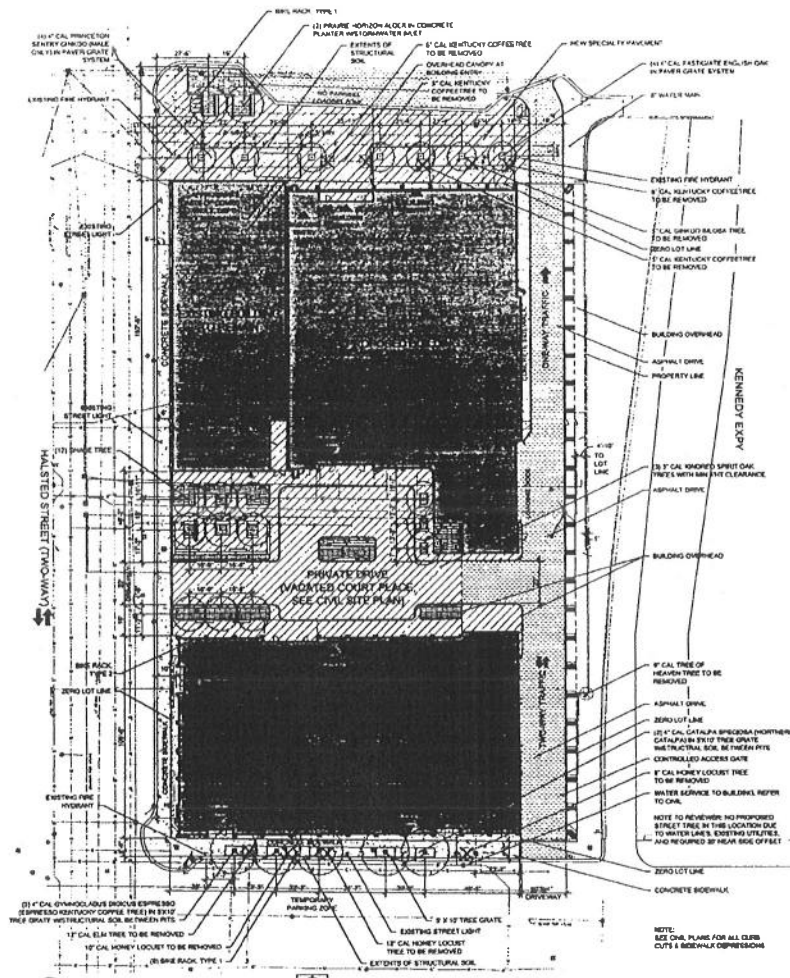
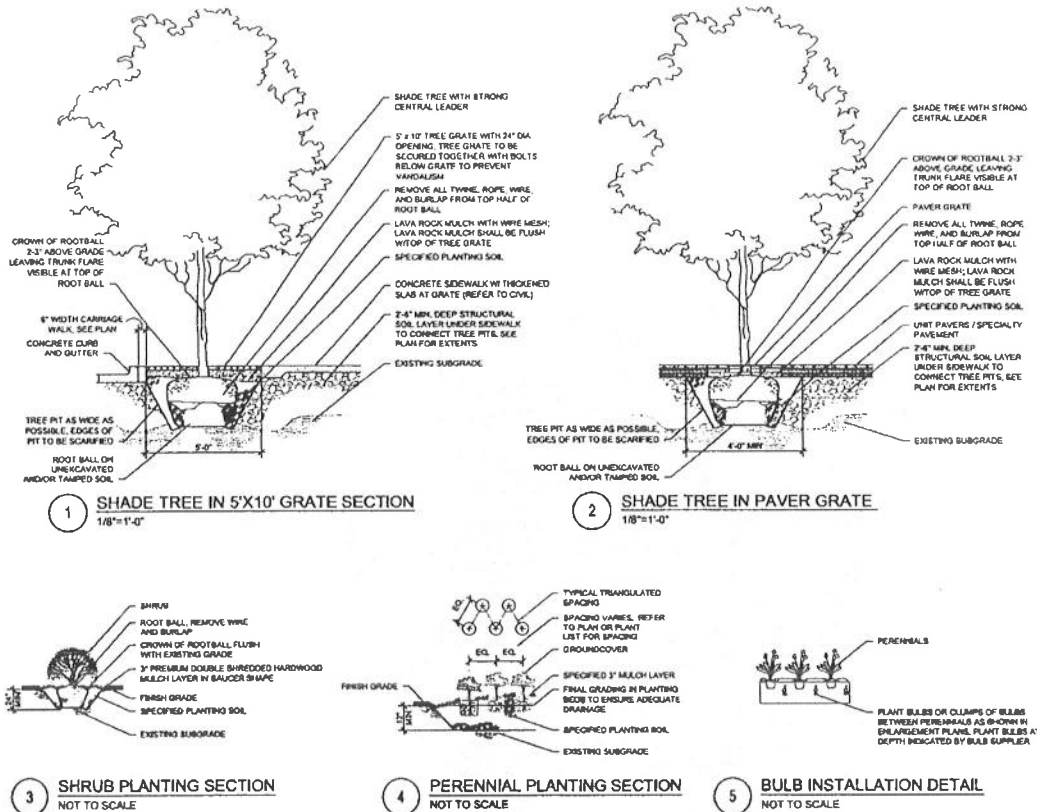


EXHIBIT 5A: SITE AND LANDSCAPE PLAN



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

Final for Publication



PLANT SCHEDULE						
SHADE TREES						
CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	REMARKS
ALHH	2	<i>Alnus incana</i> 'Harbin'	Prairie Horizon Alder	B&B	4" cal.	matching heads
BE.NI	4	<i>Betula nigra</i>	River Birch	B&B	3" cal.	matching heads
CA.SP	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	4" cal.	matching heads
GB.PS	4	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo (male only)	B&B	4" cal.	matching heads
GY.DI	2	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	B&B	4" cal.	matching heads
OR.FF	3	<i>Quercus robur</i> f. <i>fastigiata</i>	Fastigate English Oak	B&B	4" cal.	matching heads
QU.WN	3	<i>Quercus x warei</i> 'Nedler'	Kindred Spirit Oak	B&B	3" cal.	matching heads
UL.PA	2	<i>Ulmus</i> 'Patriot'	Patriot Elm	B&B	4" cal.	matching heads

VEHICULAR USE AREA CALCULATIONS

TOTAL VEHICULAR USE AREA: 8,830 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 7,350 ± 8,830 = 847 SF
 ACTUAL LANDSCAPED AREA: 1,884 SF

REQUIRED INTERNAL TREE PLANTING: 847 / 125 = 6.77
 ACTUAL TREE PLANTING: 17 TREES

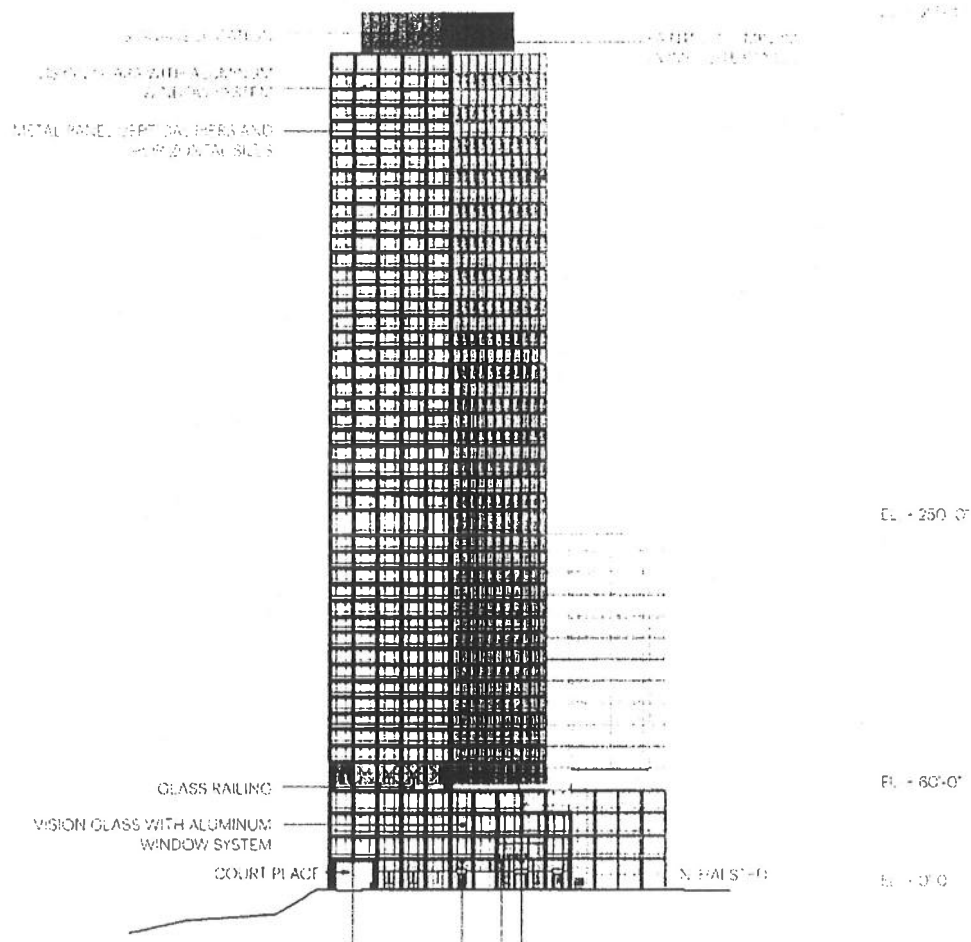
EXHIBIT 5B: LANDSCAPE PLANT LIST AND DETAILS

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661

INTRODUCED: October 11, 2017

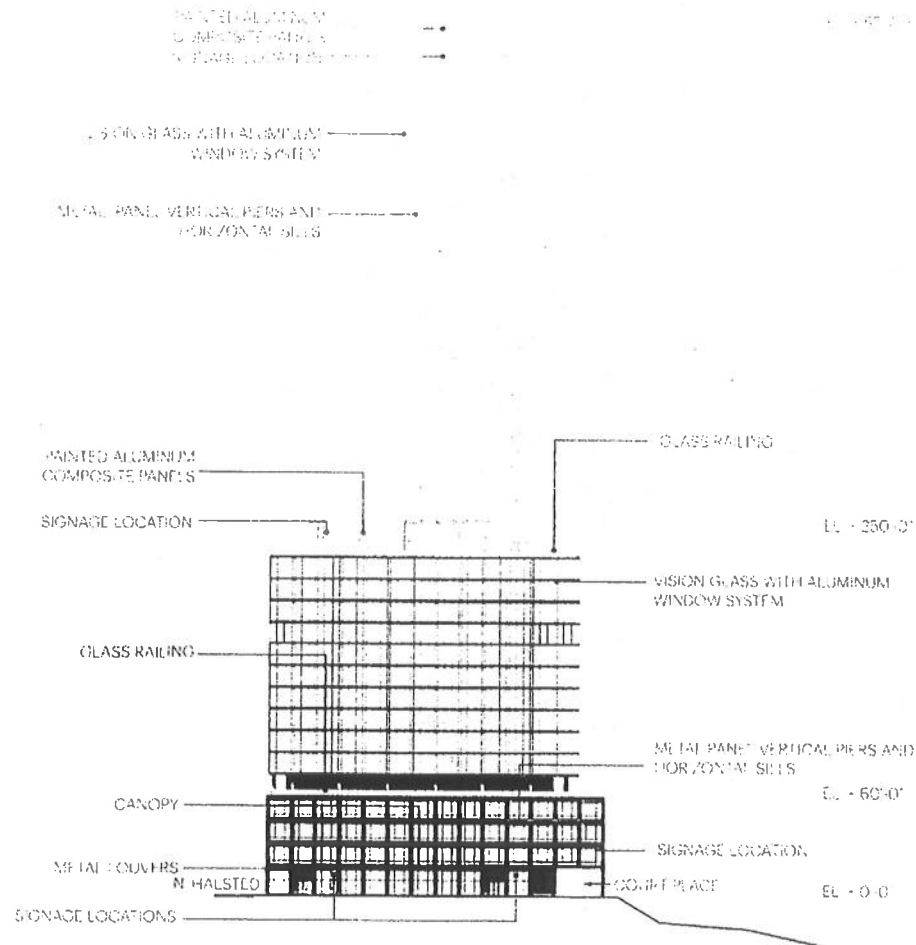
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6A: NORTH TOWER ELEVATION WITH RANDOLPH STREETSCAPE**

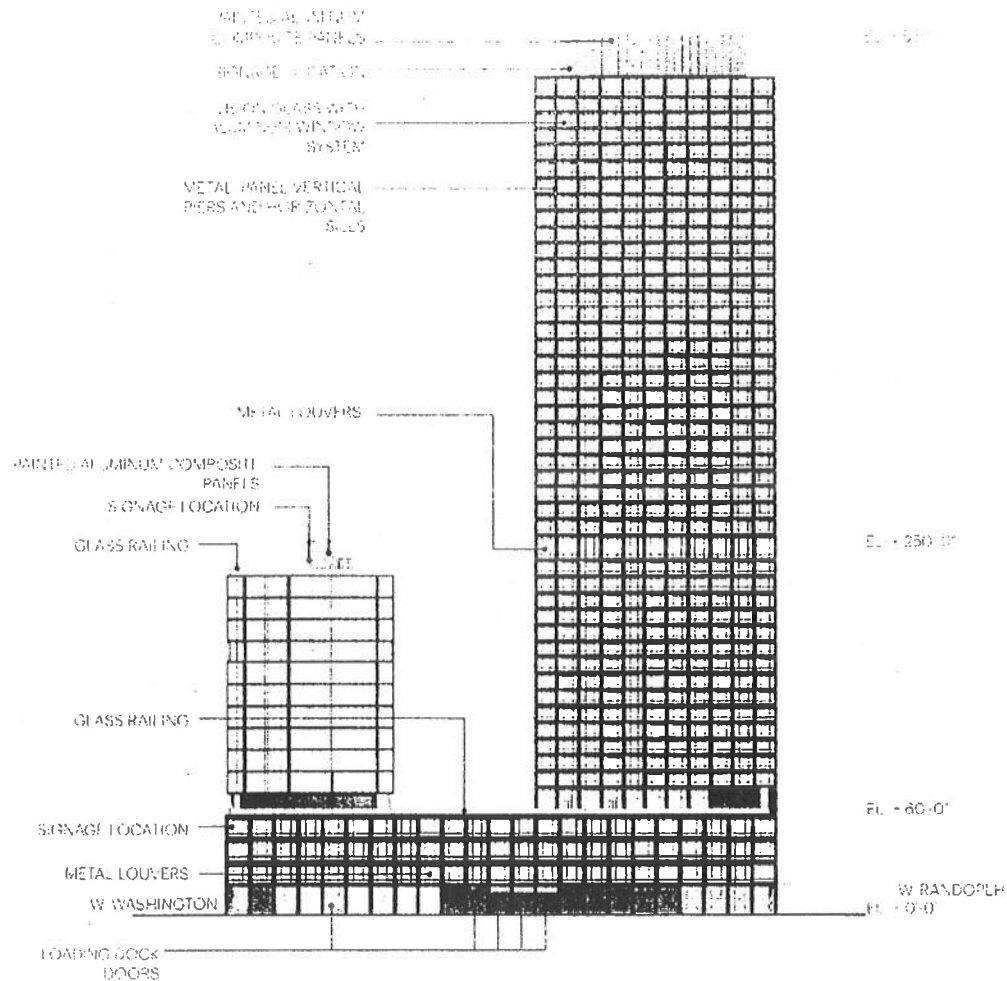
APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6B: SOUTH TOWER ELEVATION WITH WASHINGTON STREETSCAPE**

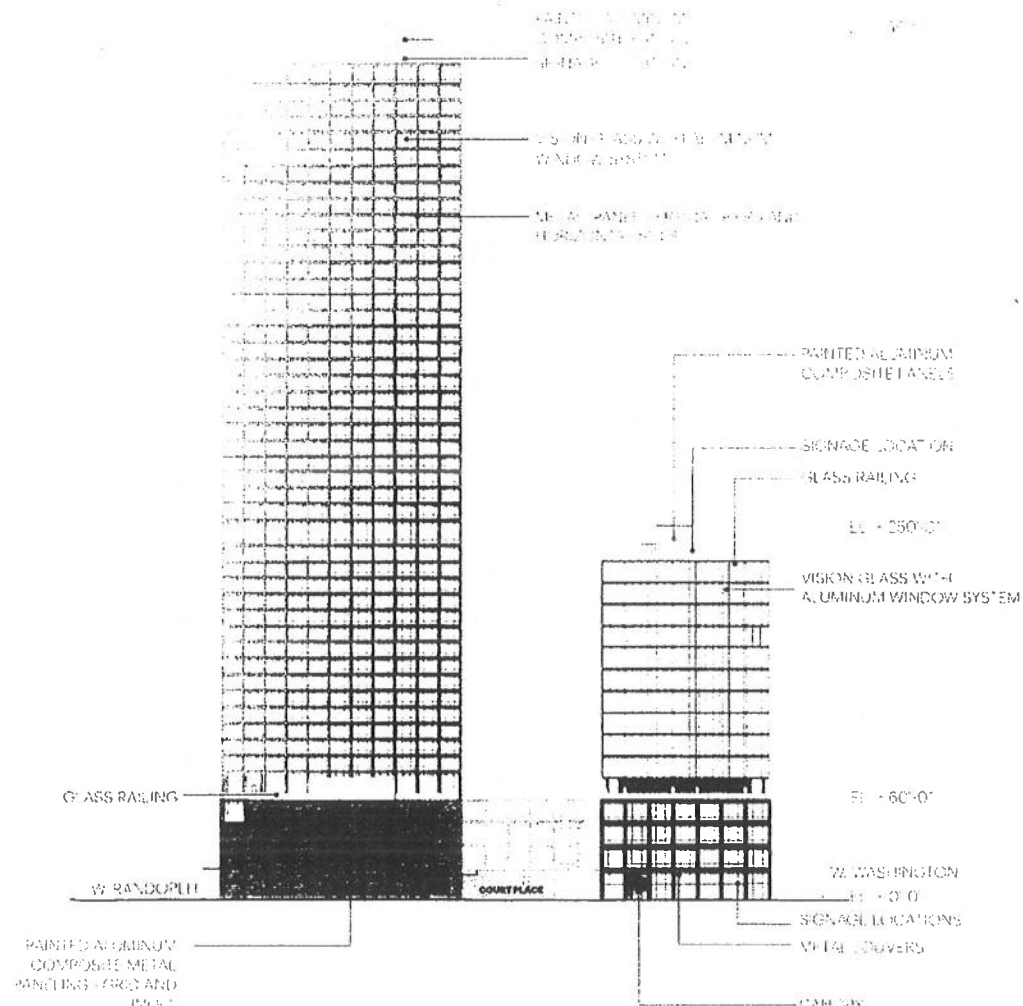
APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6C: EAST TOWER ELEVATION**

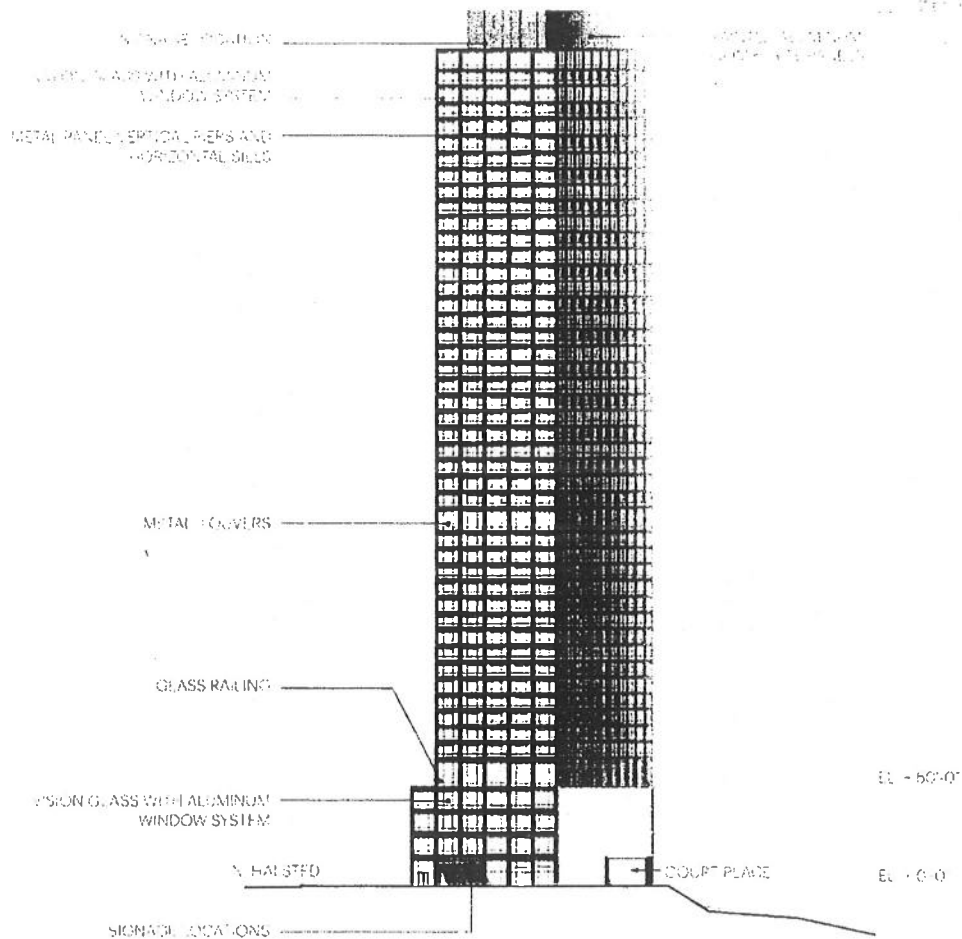
APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6D: NORTH HALSTED STREET ELEVATION**

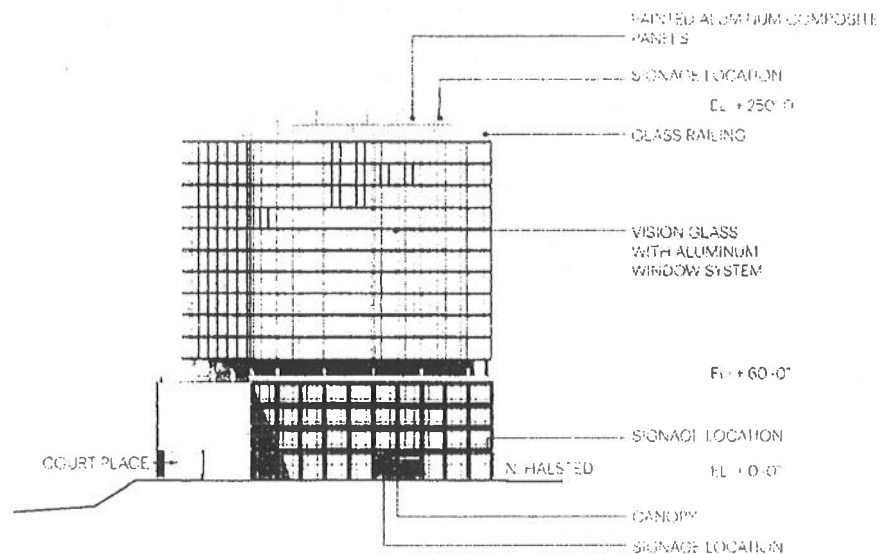
APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6E: COURTYARD NORTH ELEVATION**

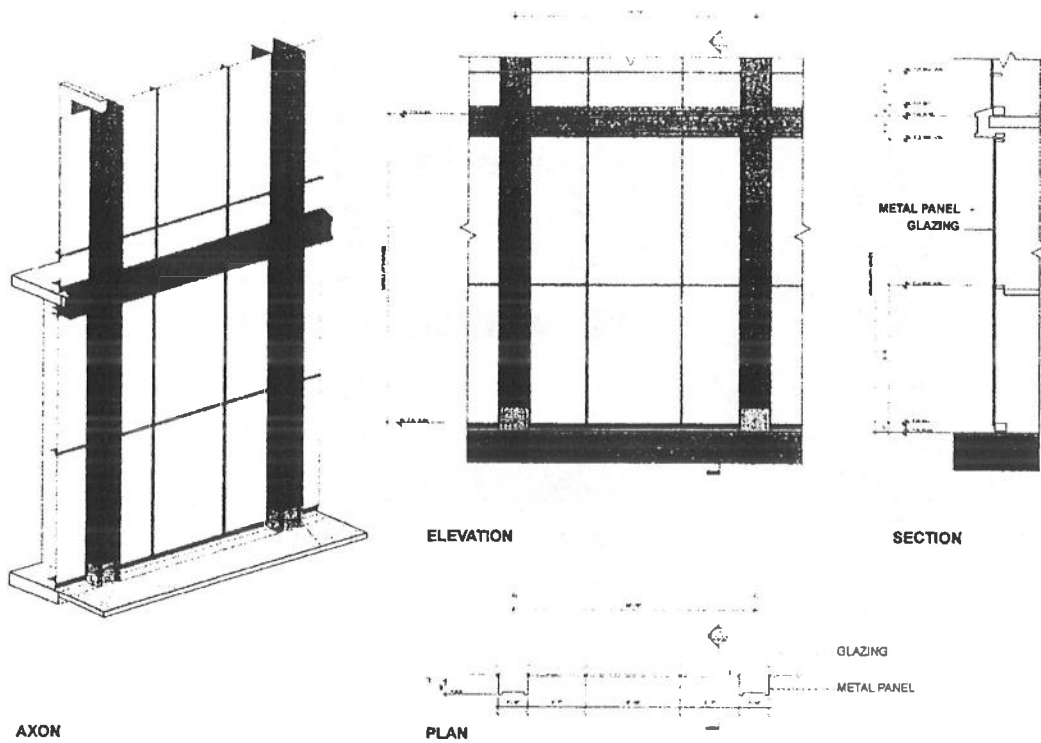
APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
 101-133 North Halsted
 724-740 West Washington
 Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: February 21, 2020

Final for Publication

**EXHIBIT 6F: COURTYARD SOUTH ELEVATION**

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

Final for Publication



AXON

ELEVATION

SECTION

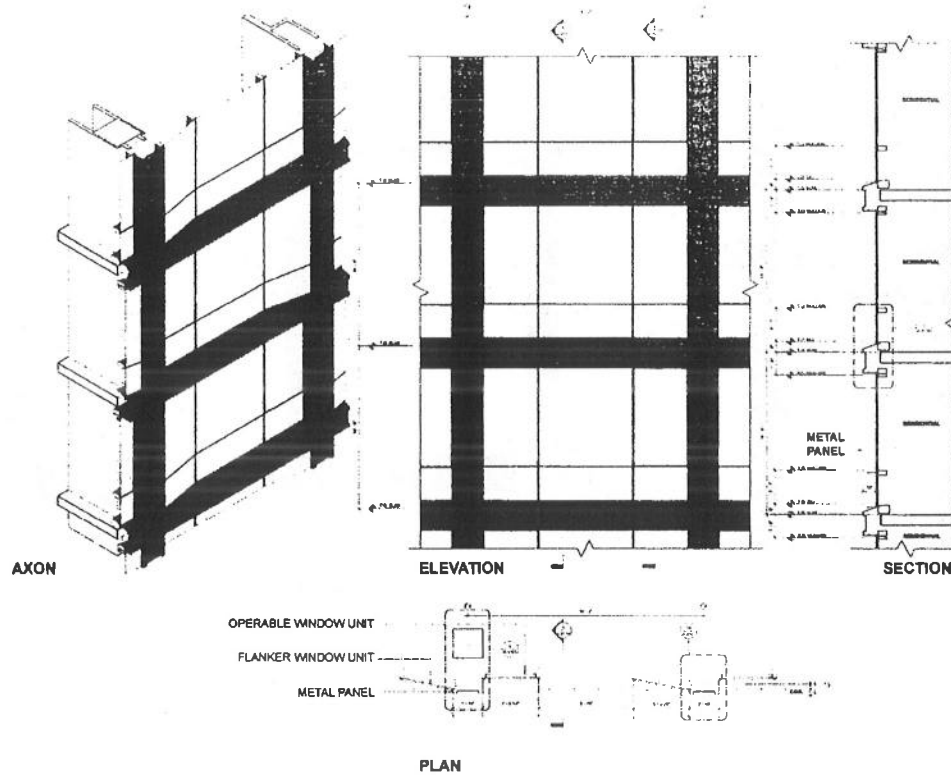
PLAN

TYPICAL PODIUM FACADE

EXHIBIT 7A: FAÇADE DETAILS

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

Final for Publication

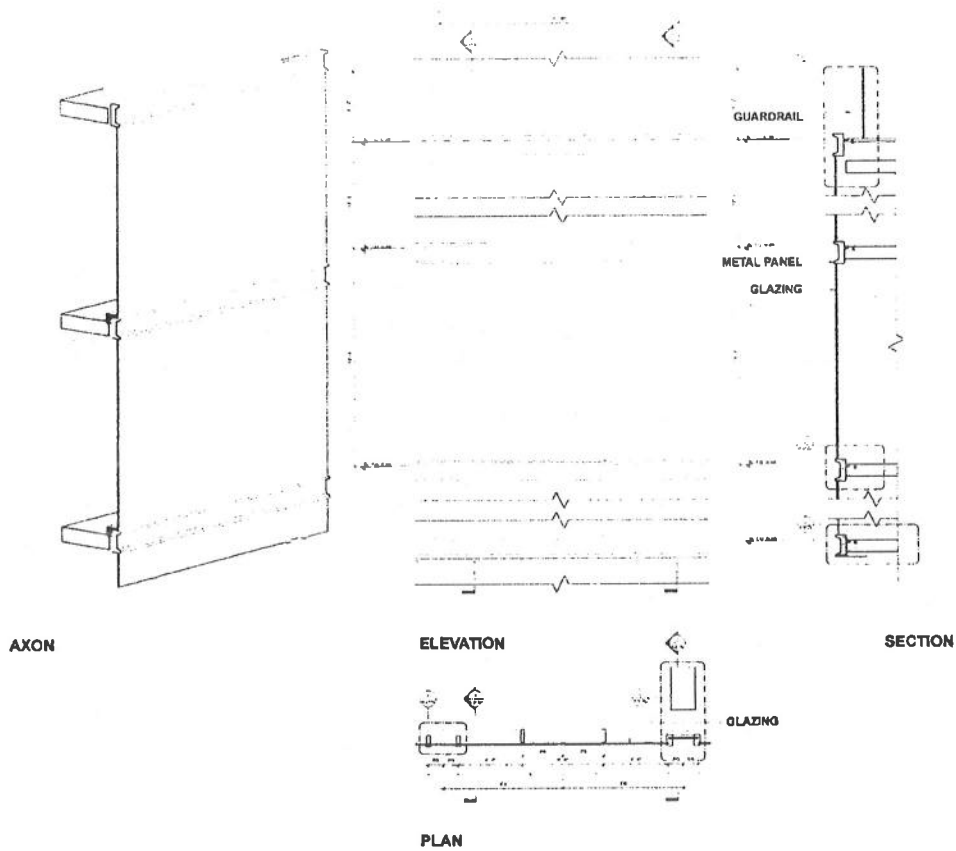


TYPICAL TOWER I FACADE

EXHIBIT 7B: FAÇADE DETAILS

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

Final for Publication



TYPICAL TOWER II FACADE

EXHIBIT 7C: FAÇADE DETAILS

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

7/25/2018

REPORTS OF COMMITTEES

82933

**COMMITTEE ON ZONING, LANDMARKS
AND BUILDING STANDARDS.**

RBPD 1230,99

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

(As Amended)

(Application No. 19377)

(Common Address: 723 -- 741 W. Randolph St./121 -- 133 N. Halsted St./
724 -- 726 W. Washington Blvd.)

[SO2017-7018]

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

CHICAGO, July 25, 2018.

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 July 24, 2018, the following items were passed by a majority of
the members present:

Pages 1 through 3 contain various map amendments.

Page 3 also contains large signs over 100 square feet in area, 24 feet above grade.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, J. Moore, Silverstein -- 48.

Nays -- None.

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

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; West Randolph Street; a line 61.3 feet east of and parallel to North Halsted Street; and the south line of vacated West Court Place,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District and Residential-Business Planned Development Number 1230 symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; West Randolph Street; a line 217.82 feet east of and parallel to North Halsted Street; a line 192.26 feet south of and parallel to West Randolph Street; a line 218.79 feet east of and parallel to North Halsted Street; a line 78 feet north of and parallel to West Washington Boulevard; a line 212.3 feet east of and parallel to North Halsted Street; West Washington Boulevard; a line 151.34 feet east of and parallel to North Halsted Street; and the south line of vacated West Court Place,

to those of Residential-Business Planned Development Number 1230, as amended, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. 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:

Residential-Business Planned Development No. 1230, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1230 ("Planned Development") consists of approximately 51,680 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Randolph Halsted LLC owns a portion of the Property and is the "Applicant" for this amendment with the authorization from the remaining property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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.
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 17 Statements; a Bulk Regulations Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan and Landscape Plan; Landscape Plant Lists and Details; Building Elevations (North, South, East and West); and Typical Window Wall Details prepared by Perkins Eastman Architects and dated July 19, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A:

dwelling units above the ground floor, lodging, participant sports and recreation, general and limited restaurant, tavern, outdoor patio (rooftop and at grade), small and, medium venues, banquet or meeting halls, general retail, food and beverage retail sales, liquor sales, medical service, office, personal service, day care (accessory to participant sports and recreation use); private club; colocated wireless communication facilities, incidental and accessory uses and accessory parking.

Subarea B:

general and limited restaurant, tavern, outdoor patio (rooftop and at grade), small and medium venues, banquet or meeting halls, general retail, food and beverage retail sales, liquor sales, medical service, office, personal service, private club; colocated wireless communication facilities, incidental and accessor uses and accessory parking.

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 ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 51,680 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

FAR of 7.0. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (List of all bonuses Applied for and calculations)	FAR
Base FAR:	7.00
Affordable Housing:	0.45
	(Reflects previously-approved bonus pursuant to 2007 ARO -- 1.0 FAR approved for previous 23,247 square foot site area)
Neighborhoods Opportunity Bonus:	4.05
Total FAR:	11.5

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the

total FAR for the Planned Development is 11.5. In exchange for 4.05 FAR of the bonus FAR (the "NOF Bonus"), the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in Subarea A; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The NOF Bonus payment will be split between three separate funds, as follows: 80 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.

In this case, DPD has approved the Applicant's proposal to construct in-kind streetscape improvements on Randolph Street, as depicted on the Site and Landscape Plans (the "Project") in lieu of the Local Impact portion of the payment. Prior to the issuance of the first building permit for the Planned Development, the Applicant shall enter into an agreement with DPD specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, and any other terms or conditions the Commissioner of Planning and Development (the "Commissioner") deems necessary or desirable. The Applicant shall submit detailed site-specific cost estimates for the Project, drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the Project. The agreement must be in a form approved by the Corporation Counsel. The Applicant shall construct the Project in accordance with the requirements of Section 17-4-1005-E.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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

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

office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the Department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, as it existed at the time of the 2014 P.D. 1230 approval, the Applicant requested an increase in the floor area ratio for the Property of 23,347 square feet (i.e., 1.0 FAR for the previous site area of 23,347 square feet), as set forth in the bonus worksheet required under previous Section 17-4-1003-D. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") was required to either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. For the previously-approved 220 units, the Applicant had elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in previous Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$541,650.40 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in previous Section 17-4-1004, the terms of which are incorporated herein by this reference.

The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1230 to this amended Planned Development (P.D.) to add 150 additional permitted units triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner, in an off-site location within two miles of the Property and in the same or a different higher income area or

downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The proposed amendment will add 150 additional permitted units in the P.D. As a result, the Applicant's affordable housing obligation is 30 affordable units (20 percent of 150), consisting of 15 First Units and 15 Additional Units. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to provide 10 Additional Units beyond the 15 Additional Units required under the Near North/Near West ARO Pilot Area Ordinance. The voluntary Additional Units will consist of units with a minimum of two bedrooms. The Applicant has asked the City, and the City has agreed, to regulate and monitor the 10 voluntary Additional Units in the same manner as it regulates and monitors the required Additional Units. The Applicant acknowledges and agrees that any reference to Additional Units in this Planned Development shall include the voluntarily-provided Additional Units as well as the required Additional Units.

The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate the Additional Units off-site. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago, at prices affordable to households at such income level, and is required to lease the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income levels. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements and number of required Affordable Units to reflect any such change without amending the P.D. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this

Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Affordable Unit Mix; Existing Zoning Boundary Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site and Landscape Plan; Landscape Plant List and Details; Landscape Plant Details; North, South, East and West Tower Elevations; Typical Window Wall at Tower and Podium -- Details; and Typical Bay at Garage -- Details referred to in these Plan of Development Statements printed on pages 82944 through 82964 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form, and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1230, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	79,269
Subarea A:	57,377
Subarea B:	21,892
Area of Public Rights-of-Way (square feet):	27,589
Subarea A:	15,059
Subarea B:	12,530

Net Site Area (square feet):	51,680
Subarea A:	42,318
Subarea B:	9,362
Maximum Floor Area Ratio:	11.5
Subarea A:	13.36
Subarea B:	3.10
Maximum Permitted Dwelling Units:	
Subarea A:	370
Subarea B:	0
Minimum Off-Street Parking Spaces:	
Subarea A:	138
Subarea B:	0
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10 feet by 25 feet)
Subarea B:	None
Maximum Building Height:	
Subarea A:	615 feet, 0 inches
Subarea B:	Existing to remain
Minimum Setbacks:	In accordance with plans

FINAL FOR PUBLICATION

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 6/20/18

DEVELOPMENT INFORMATION

Development Name: 725 W. Randolph

Development Address: 725 W. Randolph St. Chicago, IL 60607

Zoning Application Number, if applicable: Dx7

Ward: 27th

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

Type of City Involvement
check all that apply

☐

City Land

☐

Financial Assistance

☐

Zoning Increase

☒

Planned Development (PD)

☐

Transit Served Location (TSL) project

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)

☐

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: Randolph Halsted LLC

Developer Contact: Will Tippens

Developer Address: 350 W Hubbard Chicago, IL 60654

Email: wtippens@relatedmidwest.com

Developer Phone: (312) 274-3911

Attorney Name: Richard Klawiter

Attorney Phone: (312) 368-7243

TIMING

Estimated date marketing will begin: 1/1/21

Estimated date of building permit*: 7/1/19

Estimated date ARO units will be complete: 7/1/21

*note that the in-lieu fee and recorded covenant 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)

Kara Breems, DPD

Date

7-12-18

Developer/Project Manager

Date

7/12/18



FINAL FOR PUBLICATION

ARO Web Form

Applicant Contact Information

Name: Will Tippens

Email: wtippens@relatedmidwest.com

Development Information

Address

Submitted Date: 06/22/2018

Number From: 725

Number To: N/A

Direction: W

Street Name: Randolph Street

Postal Code: 60661

Development Name

725 W. Randolph

Are you rezoning to downtown?: No

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

Information

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

Details

ARO trigger: Downtown Planned Development

Total units: 150

Development type: Rent

Requirements

First ARO Units: 15 Additional ARO Units: 15 *+10 Voluntary Additional Units*

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

On-Site: 15

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 15

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

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

On-Site: 15

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 15

Project Name: 723 W. Randolph Street
 Zoning: Residential, R-4.2 (see map)
 Address: 723 W. Randolph Street
 City: Chicago, IL 60661
 Is this for Sale or Rental Project? Rental
 Anticipated average cost rent/price? \$3.88

Total Units in Project

Total Affordable Units

573	100%
30	5%

Developer will also provide 10 Voluntary Additional Units, each with a minimum of two bedrooms.

Summary							
unit type	how many?	market rate		ARO		avg. square footage	affordable v. market square footage*
		% of total	avg square footage	how many?	% of total		
studio	100	19%	540	9	30%	538	100%
one-bed	162	48%	773	15	50%	761	55%
two-bed	72	21%	1,189	6	20%	1,168	100%
three-bed	6	2%	2,150	0	0%	n/a	n/a
four-bed	0	0%	n/a	0	0%	n/a	n/a

	Market Rate Units	Affordable Units
Parking	yes - for rent	yes - for rent (same as market rate units)
Laundry	TBD	TBD
Appliances	Provided - Model TBD	Provided - Model TBD
Refrigerator	Provided - Model TBD	Provided - Model TBD
Stove/Range/Oven/Model/Color	Provided - Model TBD	Provided - Model TBD
Dishwasher	Provided - Model TBD	Provided - Model TBD
Freezer/Freezer/Model/Color	Provided - Model TBD	Provided - Model TBD
Washing Machine	Provided - Model TBD	Provided - Model TBD
Dryer	Provided - Model TBD	Provided - Model TBD
Microwave	Provided - Model TBD	Provided - Model TBD
Stove/Range/Oven/Model/Color	Provided - Model TBD	Provided - Model TBD
Bathroom(s)	Provided - Model TBD	Provided - Model TBD
Bedroom(s)	Provided - Model TBD	Provided - Model TBD
Kitchen Countertops	Provided - Model TBD	Provided - Model TBD
Flooring	Provided - Model TBD	Provided - Model TBD
HVAC	yes	yes
Other	N/A	N/A

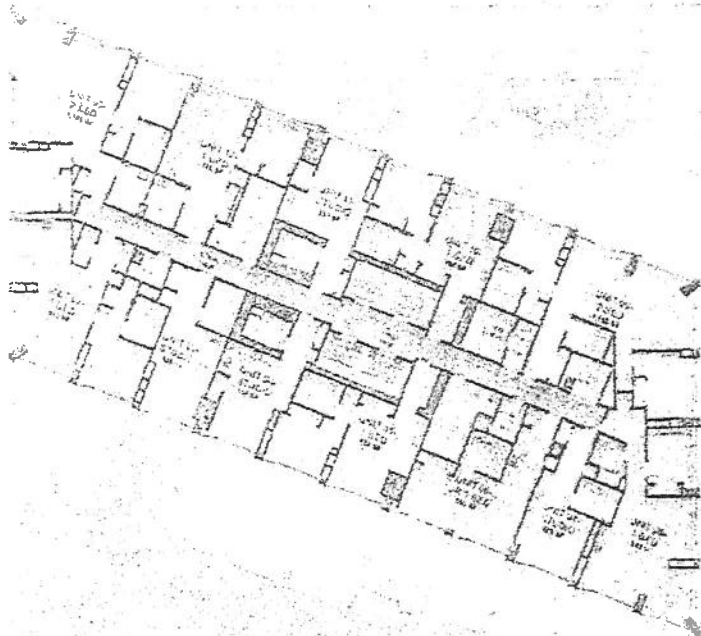
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7/25/2018

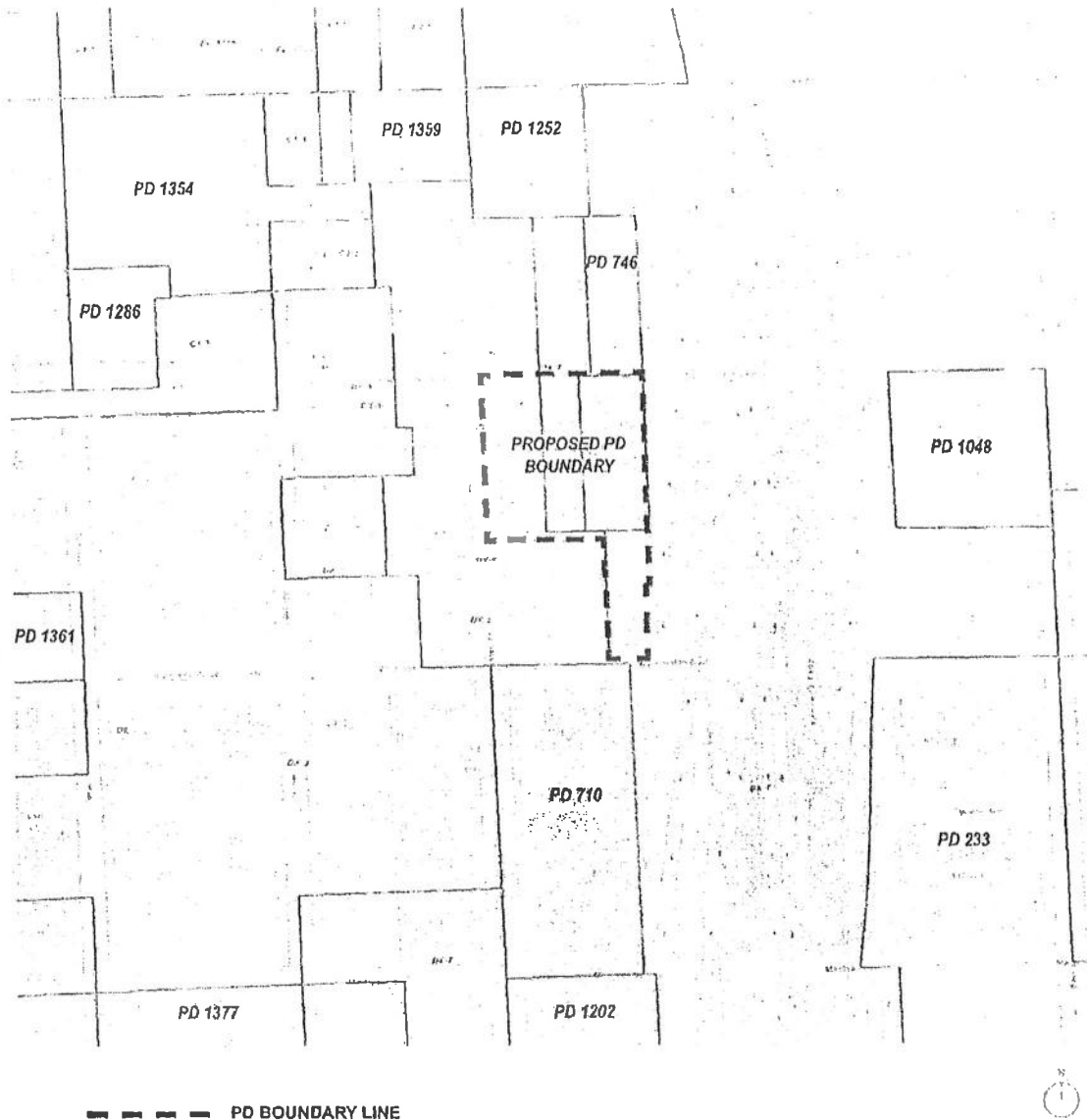
REPORTS OF COMMITTEES

82947



AFFORDABLE UNIT MIX

TYPE	UNIT #	FLOORS
STUDIO	01	30, 27, 31
STUDIO	02	22, 29
STUDIO	03	23, 28
STUDIO	11	21, 34
1-BED	04	22, 24
1-BED	05	18, 21, 31
1-BED	06	21, 26, 28
1-BED	07	19, 24, 27
1-BED	10	21, 30
1-BED	12	23, 29
2-BED	13	20, 21, 28
2-BED	14	24, 25, 26

**EXHIBIT 1: EXISTING ZONING BOUNDARY MAP**

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

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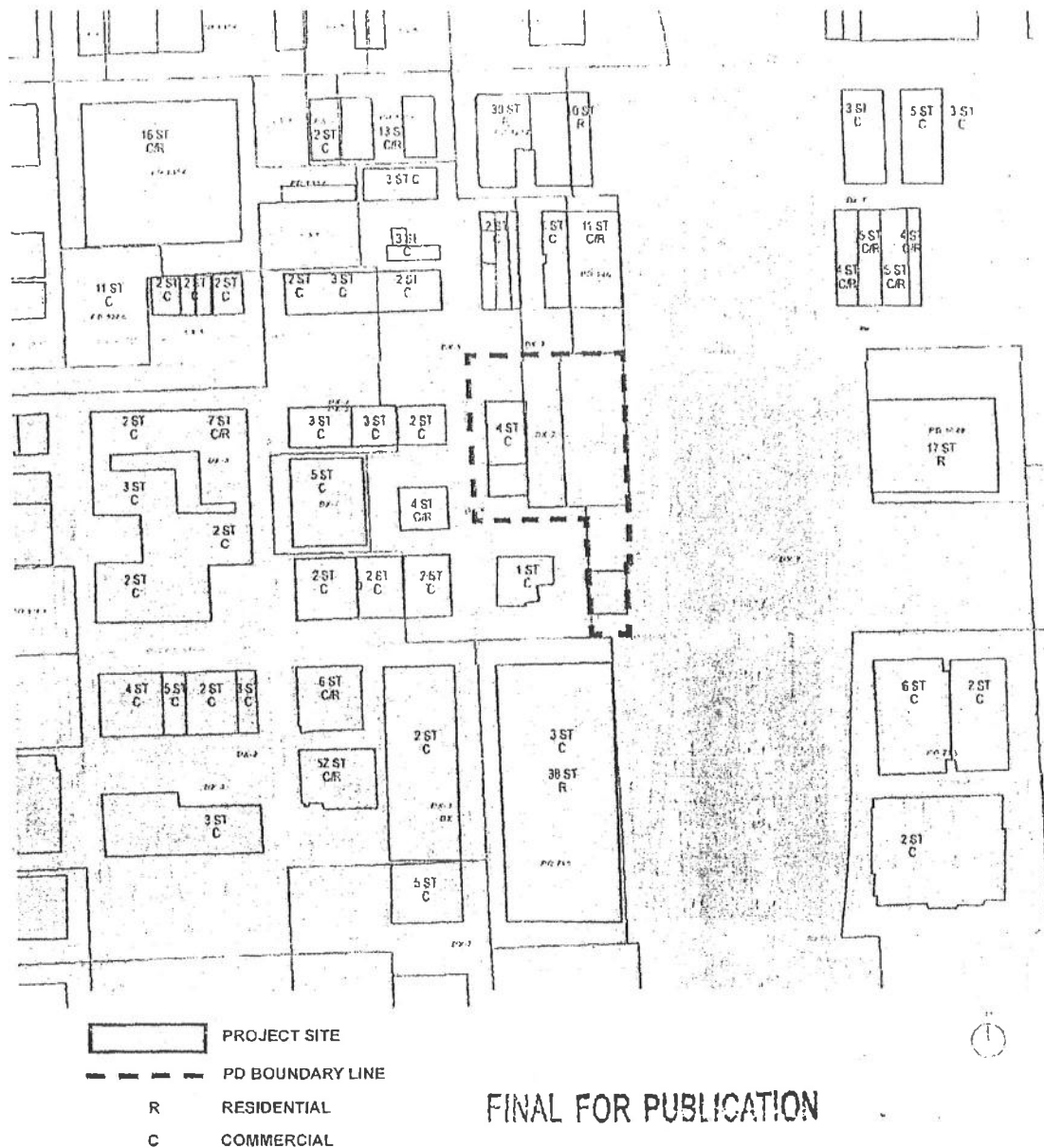
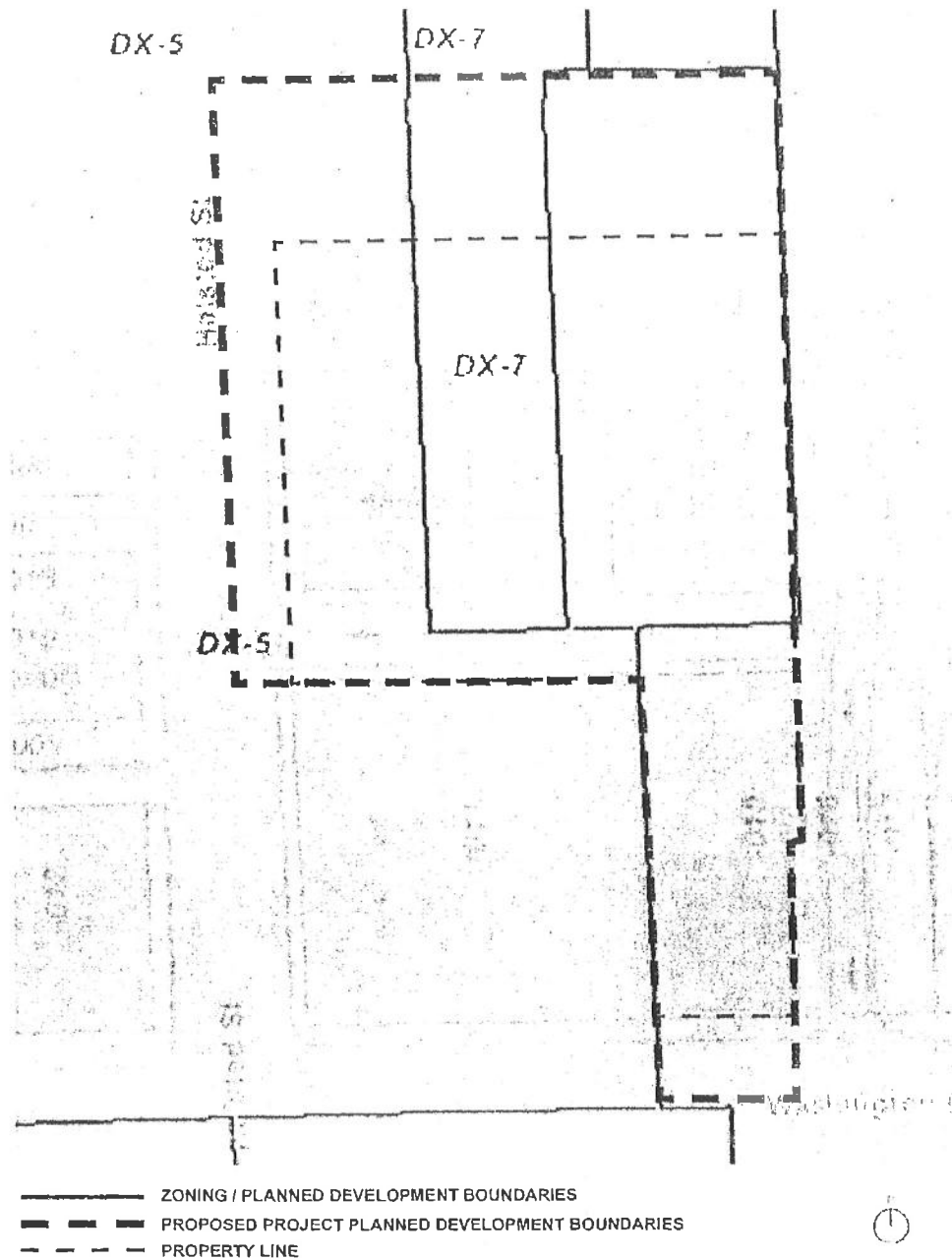


EXHIBIT 2: EXISTING LAND USE MAP

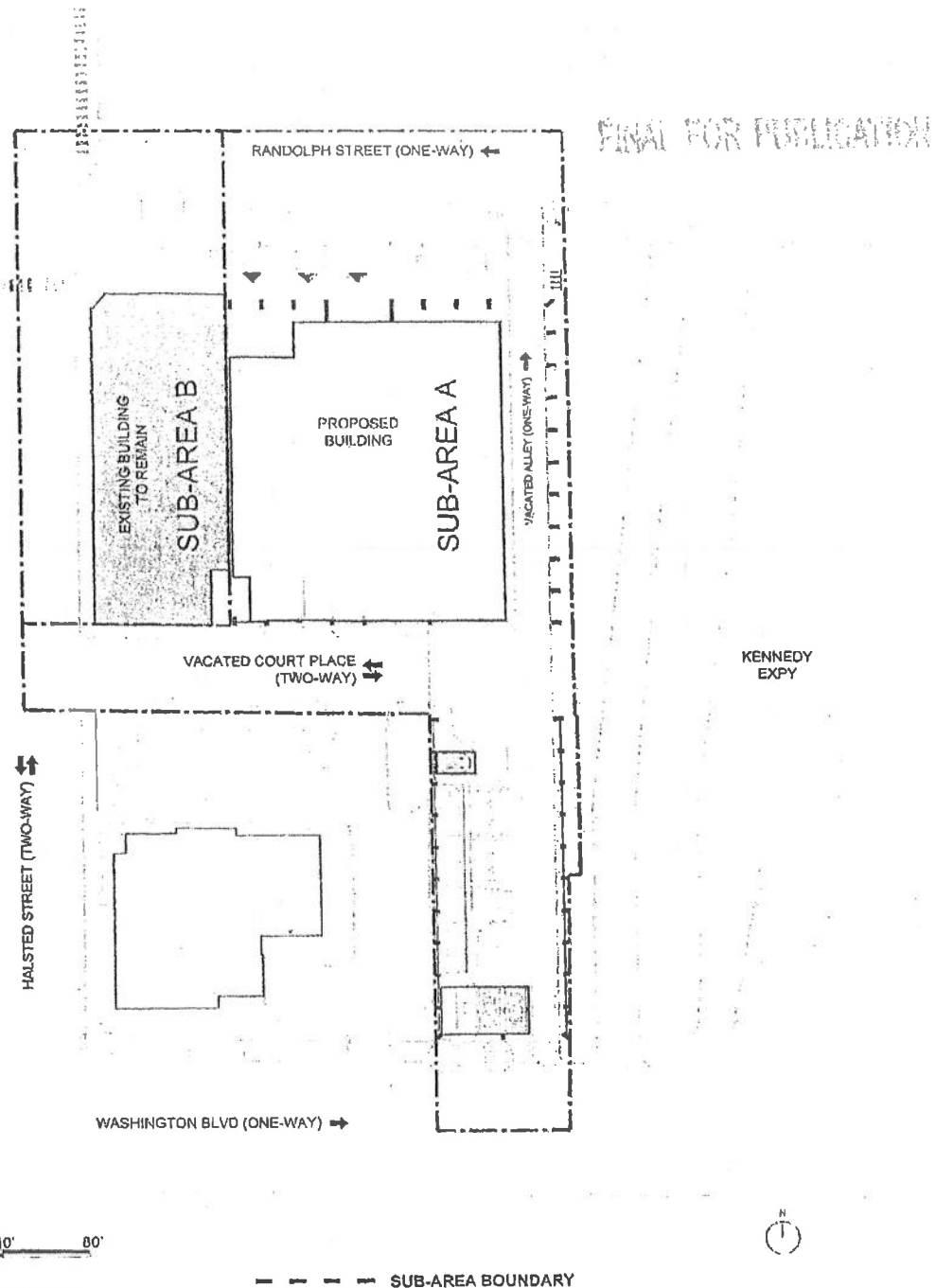
APPLICANT: Randolph Halsted LLC
 ADDRESS: 723-741 West Randolph
 121-133 North Halsted
 724-726 West Washington
 Chicago IL 60661
 INTRODUCED: October 11, 2017
 PLAN COMMISSION: July 19, 2018

**EXHIBIT 3: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

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**EXHIBIT 4: SUB-AREA MAP**

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

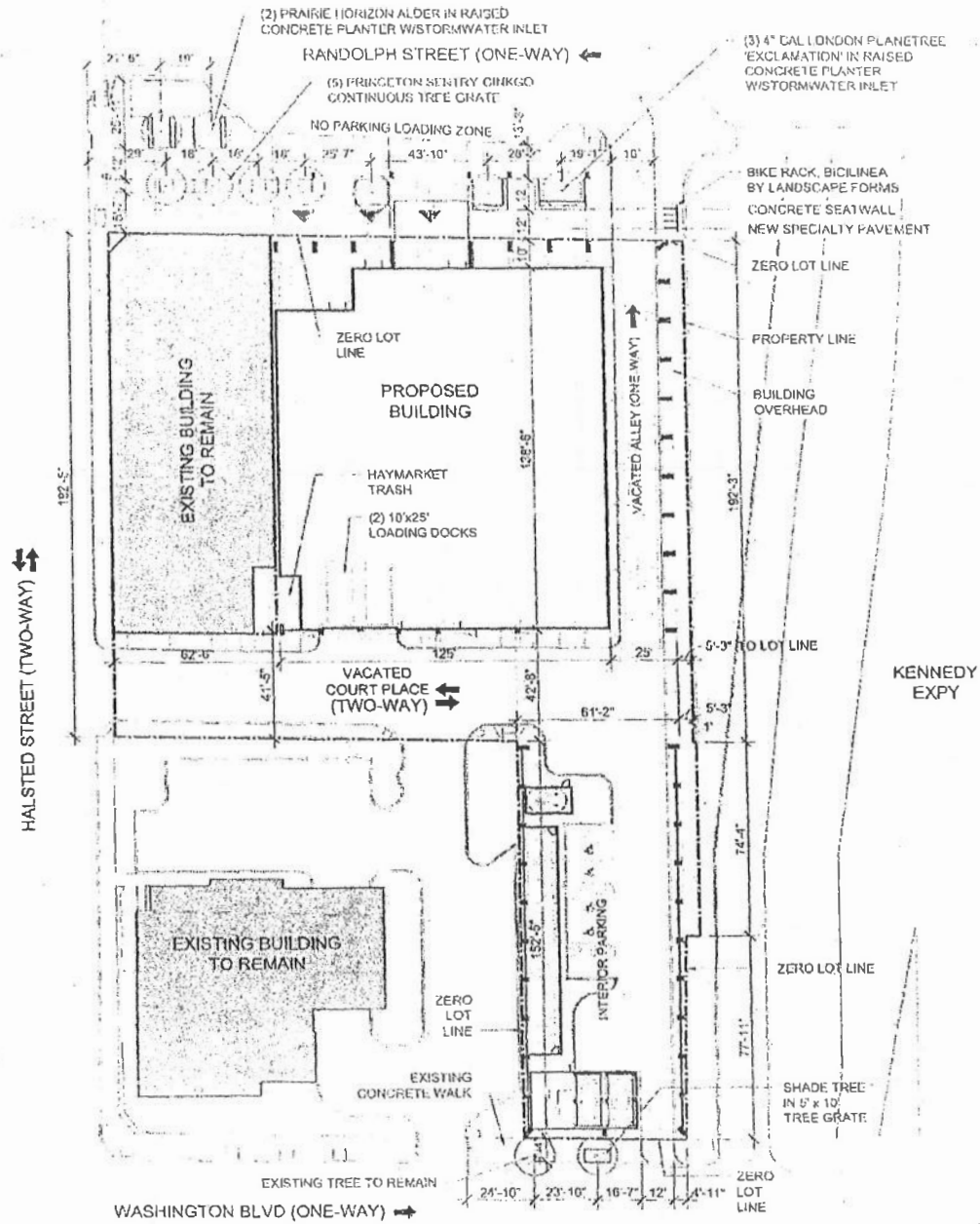


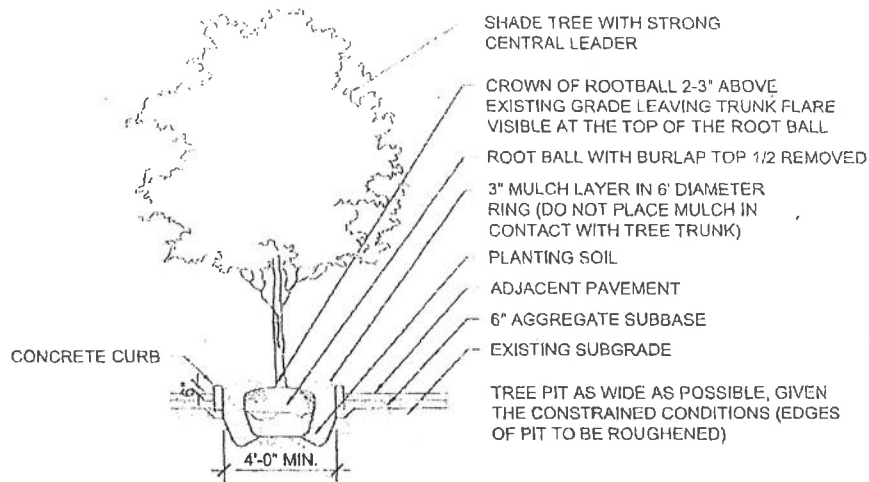
EXHIBIT 5A: SITE AND LANDSCAPE PLAN

APPLICANT: Randolph Halsted LLC
 ADDRESS: 723-741 West Randolph
 121-133 North Halsted
 724-726 West Washington
 Chicago IL 60661

INTRODUCED: October 11, 2017
 PLAN COMMISSION: July 19, 2018

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0 20' 40' 80'

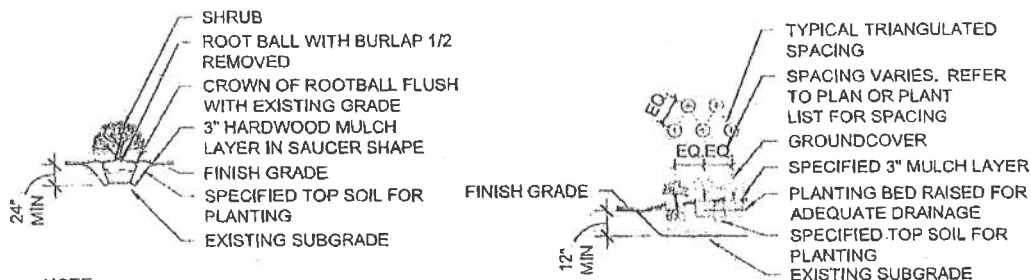


1 SHADE TREE IN RAISED PLANTER SECTION

NOT TO SCALE

NOTE:

1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).



NOTE:

1. ADJACENT MULCH IS TO BE 3" HARDWOOD MULCH.

2 SHRUB PLANTING SECTION

NOT TO SCALE

3 PERENNIAL PLANTING SECTION

NOT TO SCALE

PRELIMINARY PLANT PALETTE

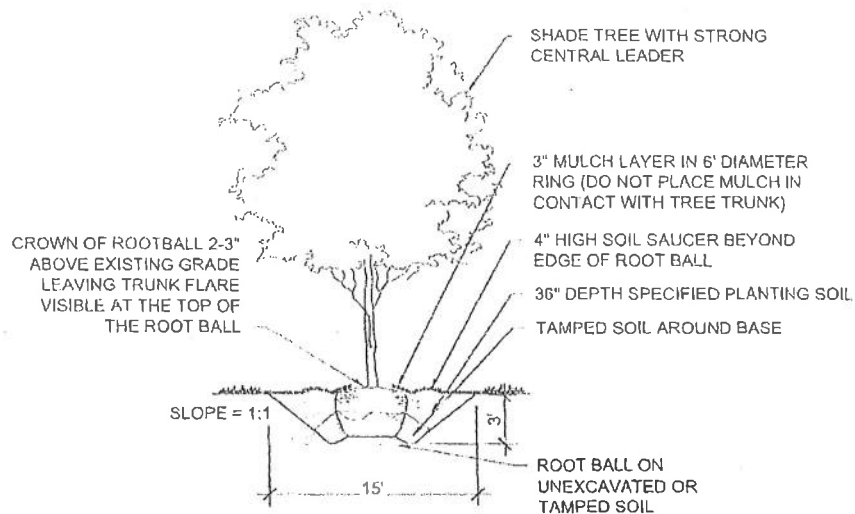
TREES				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<i>Alnus hirsuta</i> 'Harbin'	Prairie Horizon Alder	4" cal.	B&B	matching heads
<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	10'H	B&B	multi-stem
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	4" cal.	B&B	matching heads

EXHIBIT 5B: LANDSCAPE PLANT LIST AND DETAILS

APPLICANT: Randolph Halsted LLC
 ADDRESS: 723-741 West Randolph
 121-133 North Halsted
 724-726 West Washington
 Chicago IL 60661

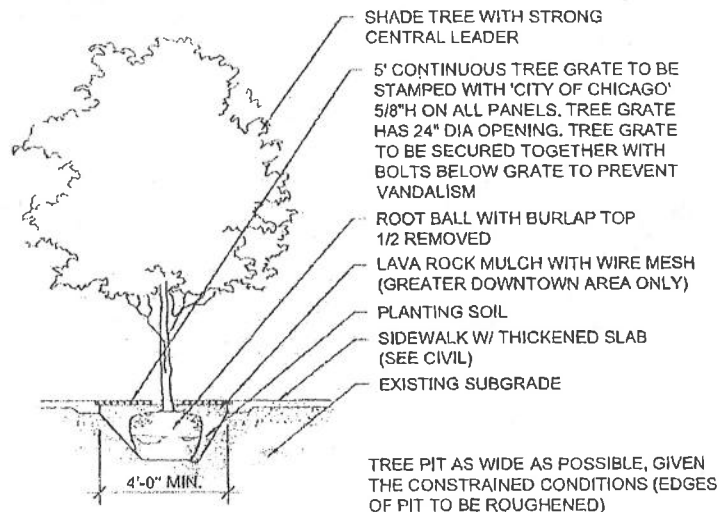
INTRODUCED: October 11, 2017
 PLAN COMMISSION: July 19, 2018

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1

SHADE TREE PLANTING SECTION
NOT TO SCALE



2

SHADE TREE IN GRATE SECTION
NOT TO SCALE

NOTE:

1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

EXHIBIT 5C: LANDSCAPE PLANT DETAILS

APPLICANT: Randolph Halsted LLC
 ADDRESS: 723-741 West Randolph
 121-133 North Halsted
 724-726 West Washington
 Chicago IL 60661

INTRODUCED: October 11, 2017
 PLAN COMMISSION: July 19, 2018

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SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH
CLEAR, LOW-E, HIGH PERFORMANCE
GLASS, WINDOW ASSEMBLY CONTAINS
AN OPERABLE AWNING WINDOW AND
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING
- ARCHITECTURAL GRID

FINAL FOR PUBLICATION

PAINTED ALUMINIUM MULLIONS WITH
CLEAR, LOW-E, HIGH PERFORMANCE
GLASS, WINDOW ASSEMBLY CONTAINS
NO OPERABLE OR CANTED WINDOWS

LAMINATED, CLEAR GLASS RAILING
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING
- ARCHITECTURAL GRID

PAINTED ALUMINIUM STOREFRONT
SYSTEM WITH CLEAR, LOW-E, HIGH
PERFORMANCE GLASS

PAINTED METAL AND LAMINATED,
CLEAR GLASS CANOPIES

COURT PLACE

N. HALSTED

EL. + 70' 0"

EL. + 60' 0"

EL. + 0' 0"

EXHIBIT 6A: NORTH TOWER ELEVATION

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017

PLAN COMMISSION: July 19, 2018

SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH
CLEAR, LOW-E, HIGH PERFORMANCE
GLASS. WINDOW ASSEMBLY CONTAINS
AN OPERABLE AWNING WINDOW AND
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING
- ARCHITECTURAL GRID

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PAINTED ALUMINIUM LOUVERS

PAINTED ALUMINIUM MULLIONS WITH
CLEAR, LOW-E, HIGH PERFORMANCE
GLASS. WINDOW ASSEMBLY CONTAINS
NO OPERABLE OR CANTED WINDOWS

LAMINATED, CLEAR GLASS RAILING
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING
- ARCHITECTURAL GRID

PAINTED ALUMINIUM STOREFRONT
SYSTEM WITH CLEAR, LOW-E, HIGH
PERFORMANCE GLASS

PAINTED ALUMINIUM PANELS EL. + 10'-0"

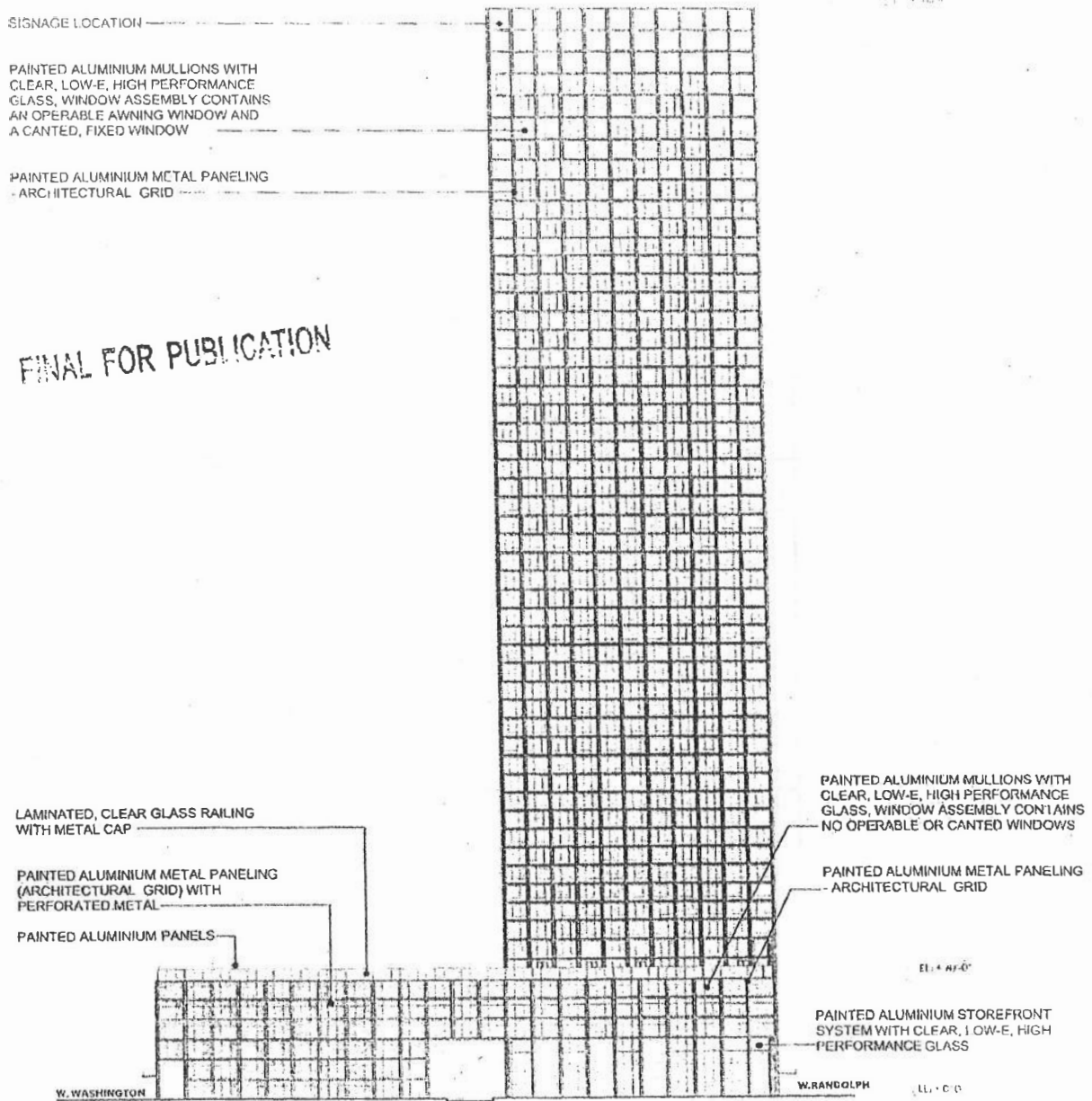
PAINTED ALUMINIUM METAL PANELING
(ARCHITECTURAL GRID) WITH
PERFORATED METAL

N. HALSTED

EL. + 0'-0"

EXHIBIT 6B: SOUTH TOWER ELEVATION

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661
INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

**EXHIBIT 6C: EAST TOWER ELEVATION**

APPLICANT: Randolph Halsted LLC
 ADDRESS: 723-741 West Randolph
 121-133 North Halsted
 724-726 West Washington
 Chicago IL 60661

INTRODUCED: October 11, 2017
 PLAN COMMISSION: July 19, 2018

SIGNAGE LOCATION

PAINTED ALUMINIUM MULLIONS WITH
CLEAR, LOW-E, HIGH PERFORMANCE
GLASS. WINDOW ASSEMBLY CONTAINS
AN OPERABLE AWNING WINDOW AND
A CANTED, FIXED WINDOW

PAINTED ALUMINIUM METAL PANELING
- ARCHITECTURAL GRID -

FINAL FOR PUBLICATION

LAMINATED, CLEAR GLASS RAILING
WITH METAL CAP

PAINTED ALUMINIUM METAL PANELING
- GRID AND INFILL -

PAINTED ALUMINIUM PANELS
PAINTED ALUMINIUM METAL
PANELING (ARCHITECTURAL
GRID) WITH PERFORATED METAL

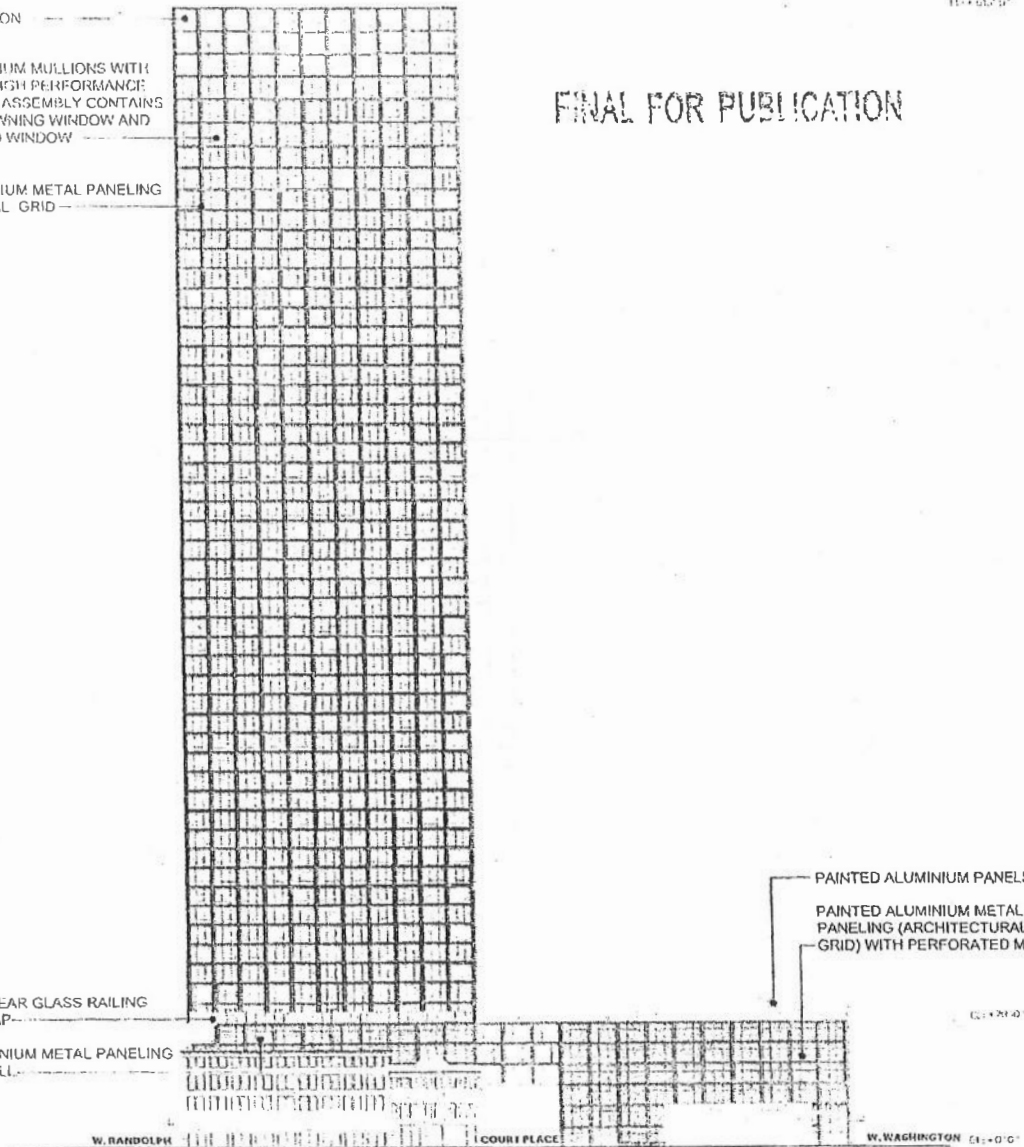
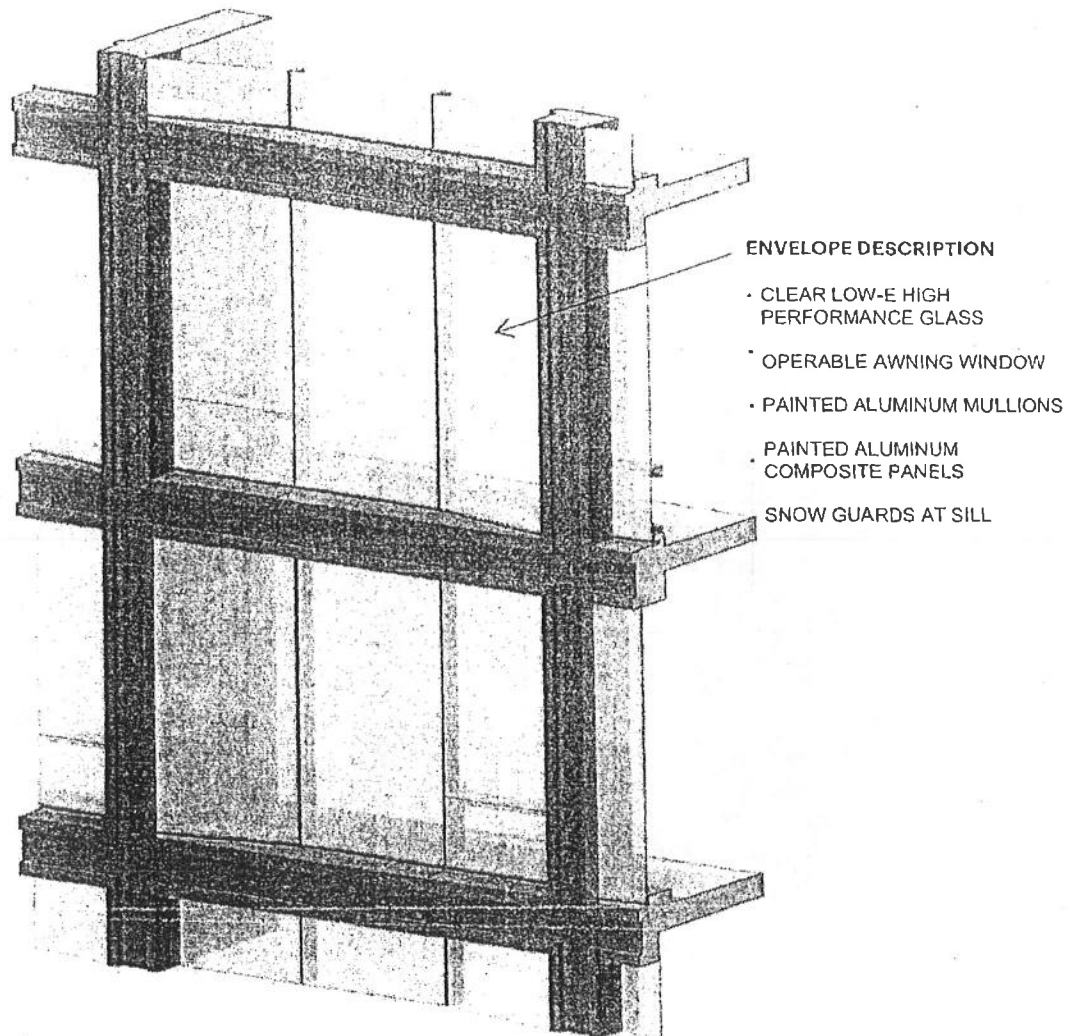


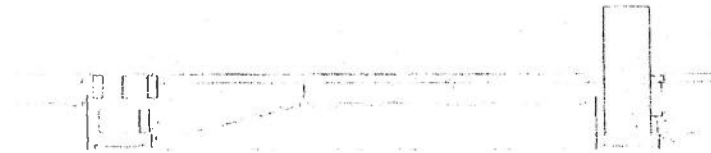
EXHIBIT 6D: WEST TOWER ELEVATION

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018



TYPICAL WINDOW WALL @ TOWER - ISOMETRIC



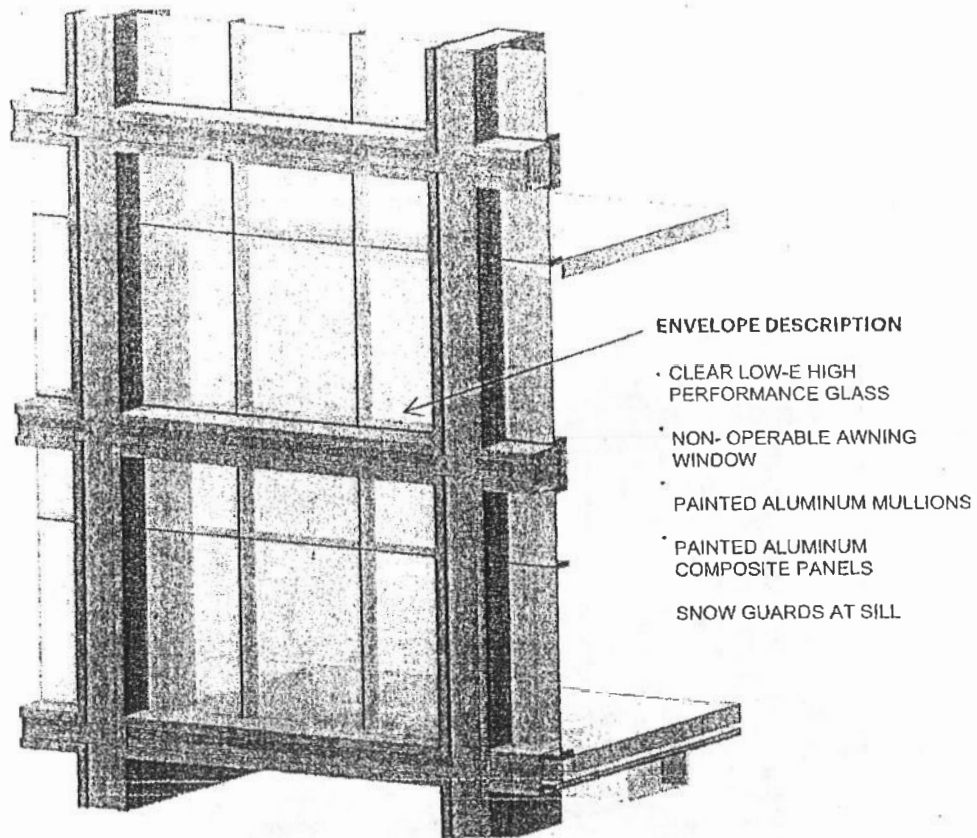
TYPICAL WINDOW WALL @ TOWER - PLAN VIEW

EXHIBIT 7A: TYPICAL WINDOW WALL @ TOWER - DETAIL

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

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TYPICAL WINDOW WALL @ PODIUM - ISOMETRIC



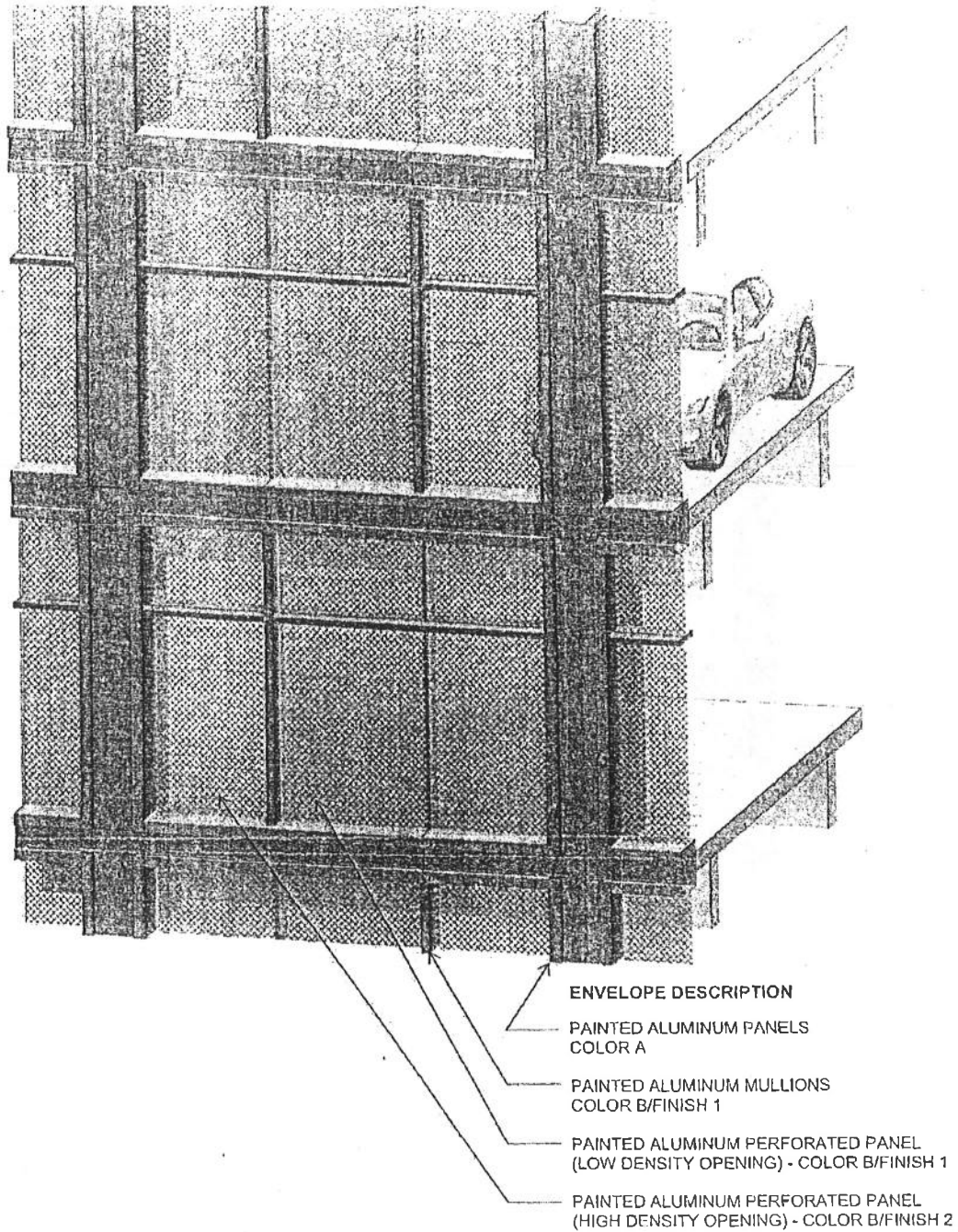
TYPICAL WINDOW WALL @ PODIUM - PLAN VIEW

EXHIBIT 7B: TYPICAL WINDOW WALL @ PODIUM- DETAIL

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMISSION: July 19, 2018

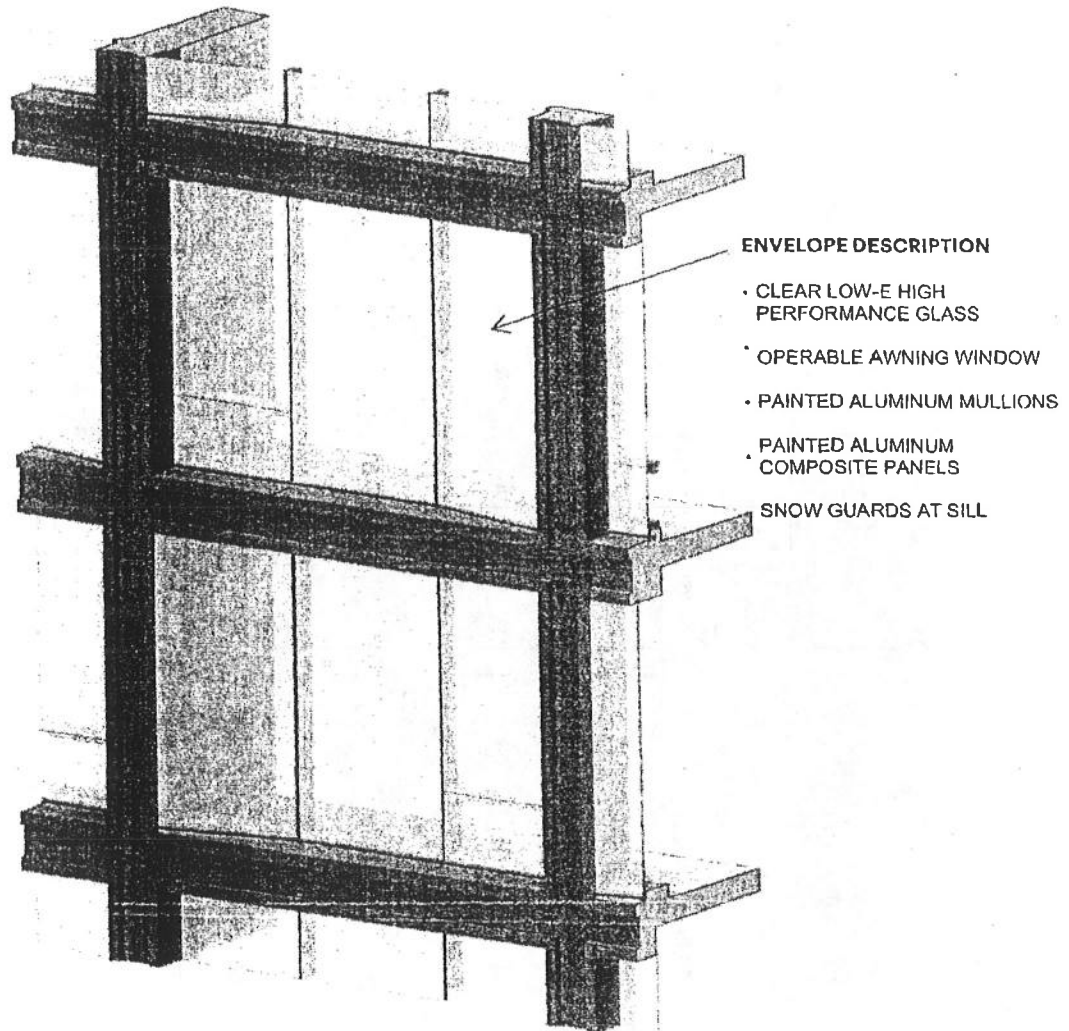
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**EXHIBIT 7C: TYPICAL BAY @ GARAGE- DETAIL**

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMISSION: July 19, 2018

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TYPICAL WINDOW WALL @ TOWER - ISOMETRIC

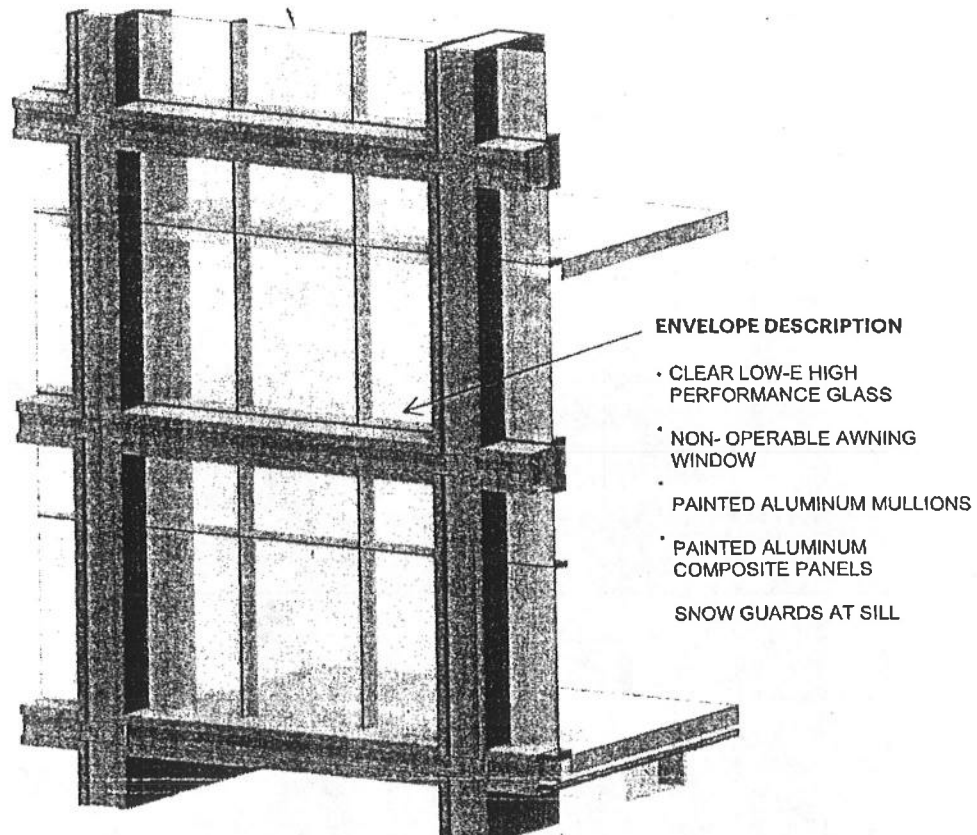
TYPICAL WINDOW WALL @ TOWER - PLAN VIEW

EXHIBIT 7A: TYPICAL WINDOW WALL @ TOWER - DETAIL

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMISSION: July 19, 2018

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TYPICAL WINDOW WALL @ PODIUM - ISOMETRIC



TYPICAL WINDOW WALL @ PODIUM - PLAN VIEW

EXHIBIT 7B: TYPICAL WINDOW WALL @ PODIUM- DETAIL

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMISSION: July 19, 2018

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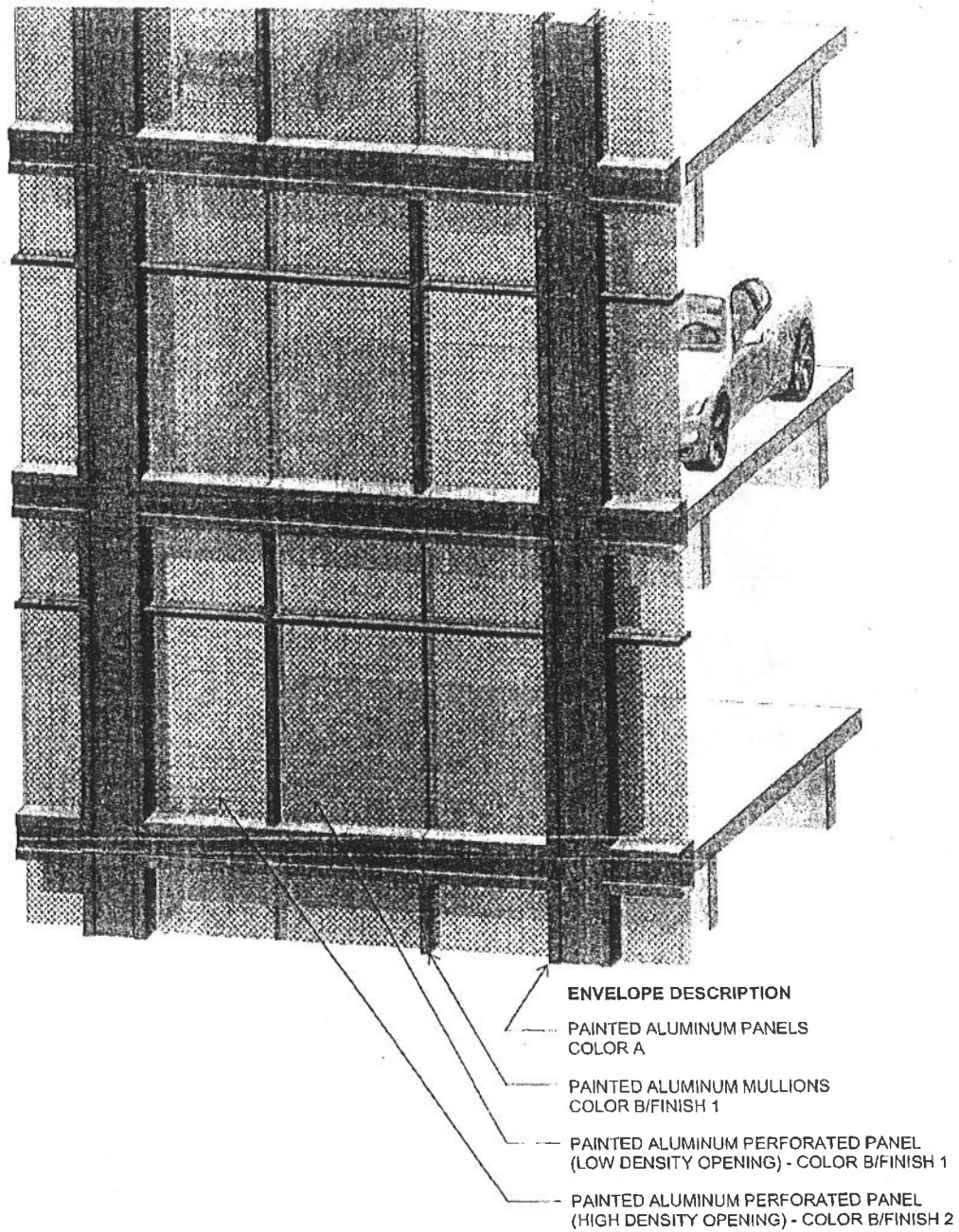


EXHIBIT 7C: TYPICAL BAY @ GARAGE- DETAIL

APPLICANT: Randolph Halsted LLC
ADDRESS: 723-741 West Randolph
121-133 North Halsted
724-726 West Washington
Chicago IL 60661

INTRODUCED: October 11, 2017
PLAN COMMISSION: July 19, 2018

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Reclassification Of Area Shown On Map No. 1-F.
(As Amended)
(Application No. 17666)
(Common Address: 723 -- 729 W. Randolph St.)

BBPD 1230

[SO2013-784]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Randolph Street; a line 217.46 feet east of North Halsted Street; the south line of West Court Place; North Halsted Street; the north line of West Court Place; and a line 121.30 feet east of North Halsted Street,

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

SECTION 2. 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:

Residential-Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1230 ("Planned Development") consists of approximately 23,347 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, 725 Randolph LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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, 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.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site/Landscape Plan; an Amenity Floor Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the 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 Residential-Business Planned Development: Residential Units; Day Care; Permitted uses in the Commercial use group, including accessory and non-accessory parking; Wireless Communications Facilities; and accessory uses.

The following uses are prohibited: Undertaking, Lodging, Entertainment Cabaret, and Free-Standing Communication (Towers), Vehicle Sales and Service Uses, Uses within the Public and Civic Use Group and the Industrial Use Groups.

The applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) of the minimum required residential parking spaces, and any parking spaces above the minimum required.

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 Housing and Economic 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, provided, however that all parking spaces in the proposed mechanical garage shall be excluded from Floor Area for Floor Area Ratio purposes. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 23,347 square feet and a base FAR of 7. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

Description (List of all bonuses applied for and calculations)	FAR
Base FAR:	7.00
Upper Level Setbacks:	0.32
Affordable Housing:	1.00
Total FAR:	8.32

9. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$541,650.40 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.
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 Housing and Economic 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. Final landscape

plan review and approval will be by the Department of Housing and Economic 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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
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. The applicant has agreed to provide a 50 percent green roof over the net roof area and achieve Energy Star Certification to comply with the City of Chicago's Sustainable Matrix.
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 Housing and Economic Development shall initiate a Zoning map amendment to rezone the Property to a DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map and Property Line Map; Right-of-Way Adjustment Plan; Site/Landscape Plan; Green Roof Plan; North, South, East and West Elevations; and Upper Level Setback Floor Area Bonus Calculations referred to in these Plan of Development Statements printed on pages 74804 through 74814 of this *Journal*.]

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

2/5/2014

REPORTS OF COMMITTEES

74803

*Residential-Business Planned Development.**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area remaining in the public right-of-way

31,879.00 square feet (0.73 acre) = 23,347.00 square feet (0.54 acre) + 8,532.00 square feet (0.20 acre)

FAR:

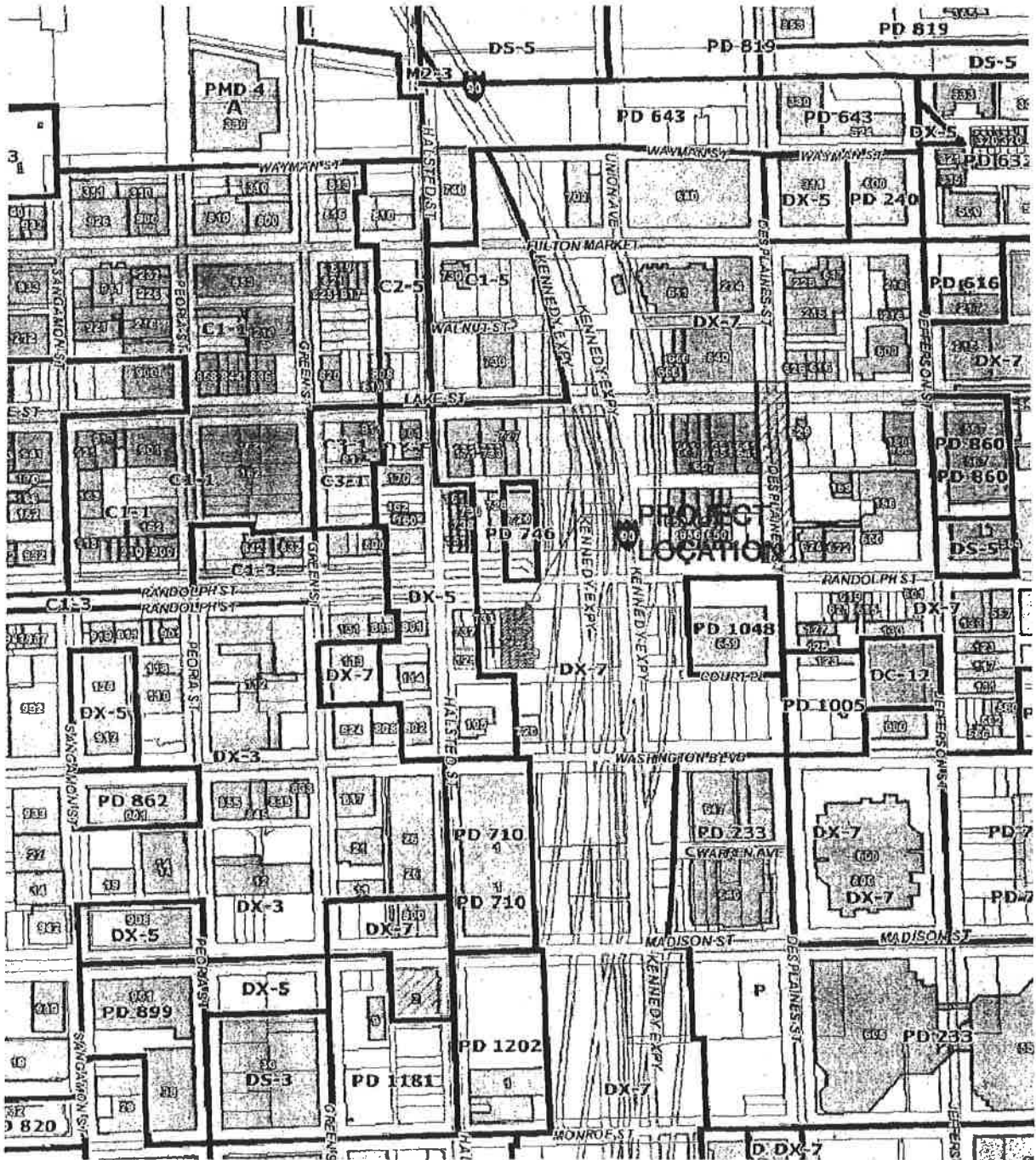
Base FAR:	7.00
Upper Level Setbacks:	0.32
Affordable Housing:	1.00
Total Maximum FAR	8.32

Setbacks from Property Line

Randolph Street:	None
East Property Line:	None
Court Place:	None
West Property Line:	None

Maximum Percentage of Site Coverage:	Per Site Plan
Maximum Number of Units:	220
Minimum Number of Accessory Off-Street Parking:	154 spaces
Maximum Number of Off-Street Parking:	260 spaces
Minimum Number of Off-Street Loading:	One berth
Maximum Building Height:	370 feet

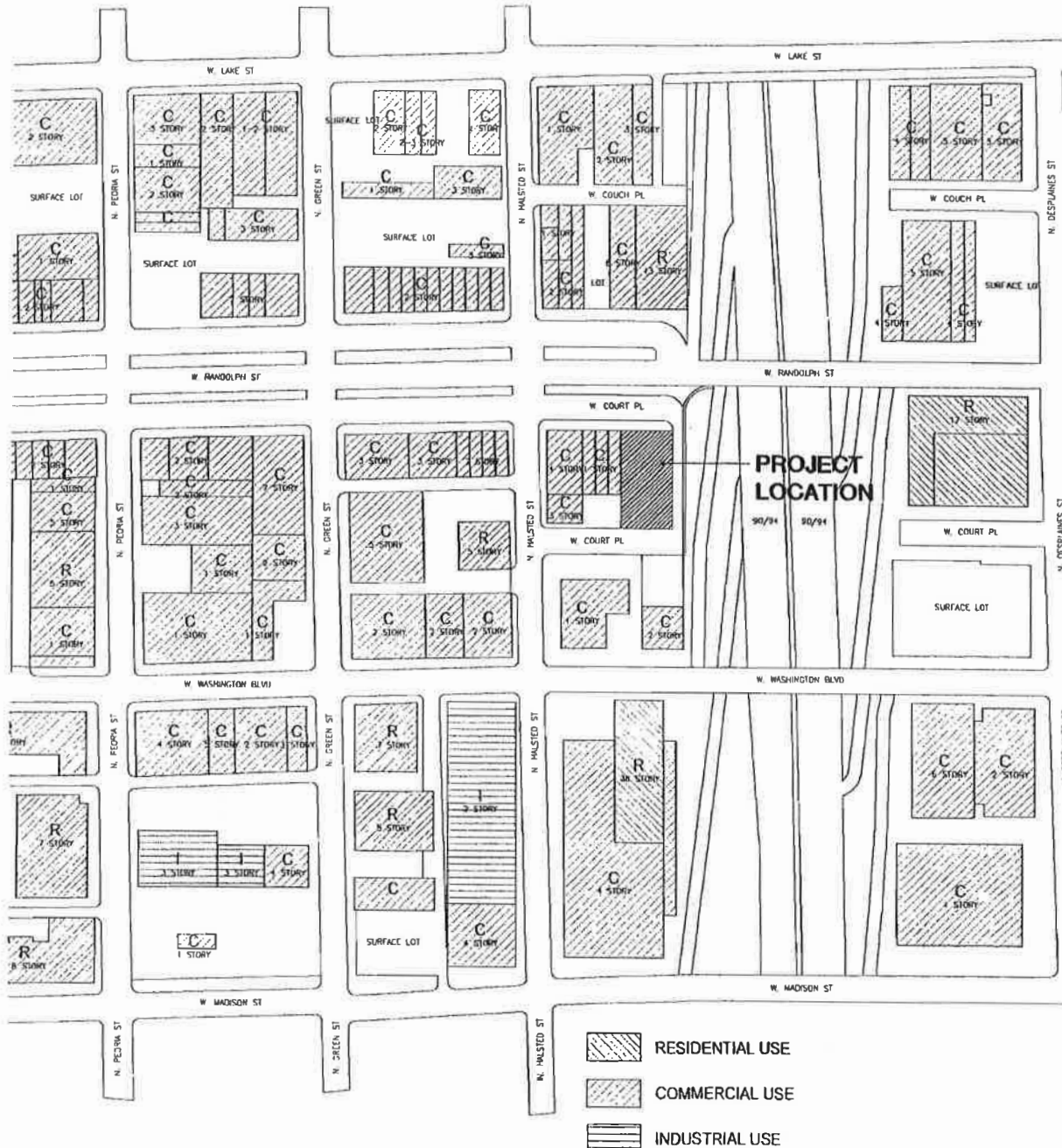
EXISTING ZONING MAP



APPLICANT: 725 W RANDOLPH LLC
 ADDRESS: 723 - 729 W RANDOLPH ST
 INTRODUCED DATE: FEBRUARY 13, 2013
 PLAN COMMISSION DATE: DECEMBER 19, 2013



EXISTING LAND USE MAP



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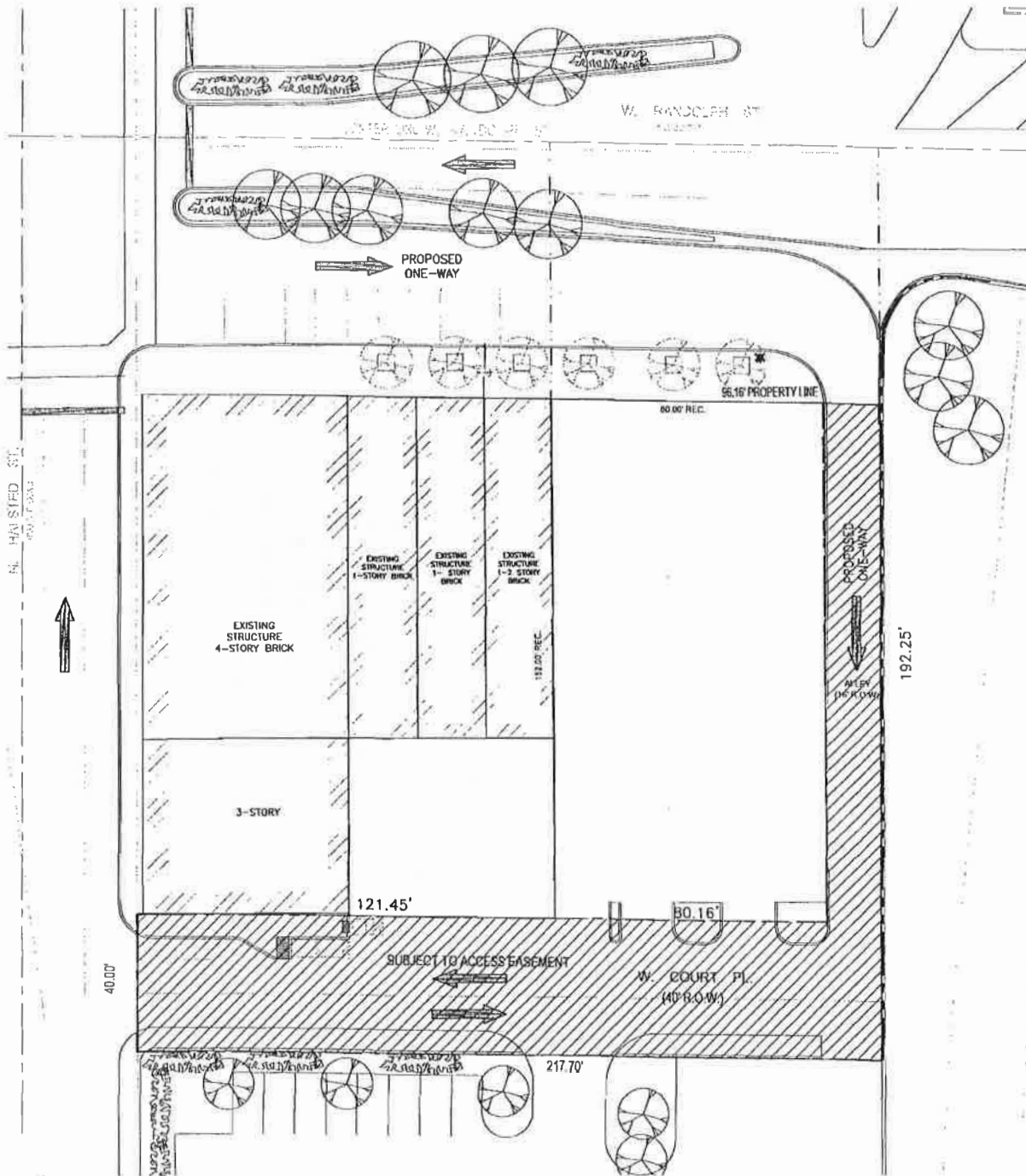


[illegible]

APPLICANT: 725 W RANDOLPH LLC
ADDRESS: 723 - 729 W RANDOLPH ST
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RIGHT OF WAY ADJUSTMENT PLAN

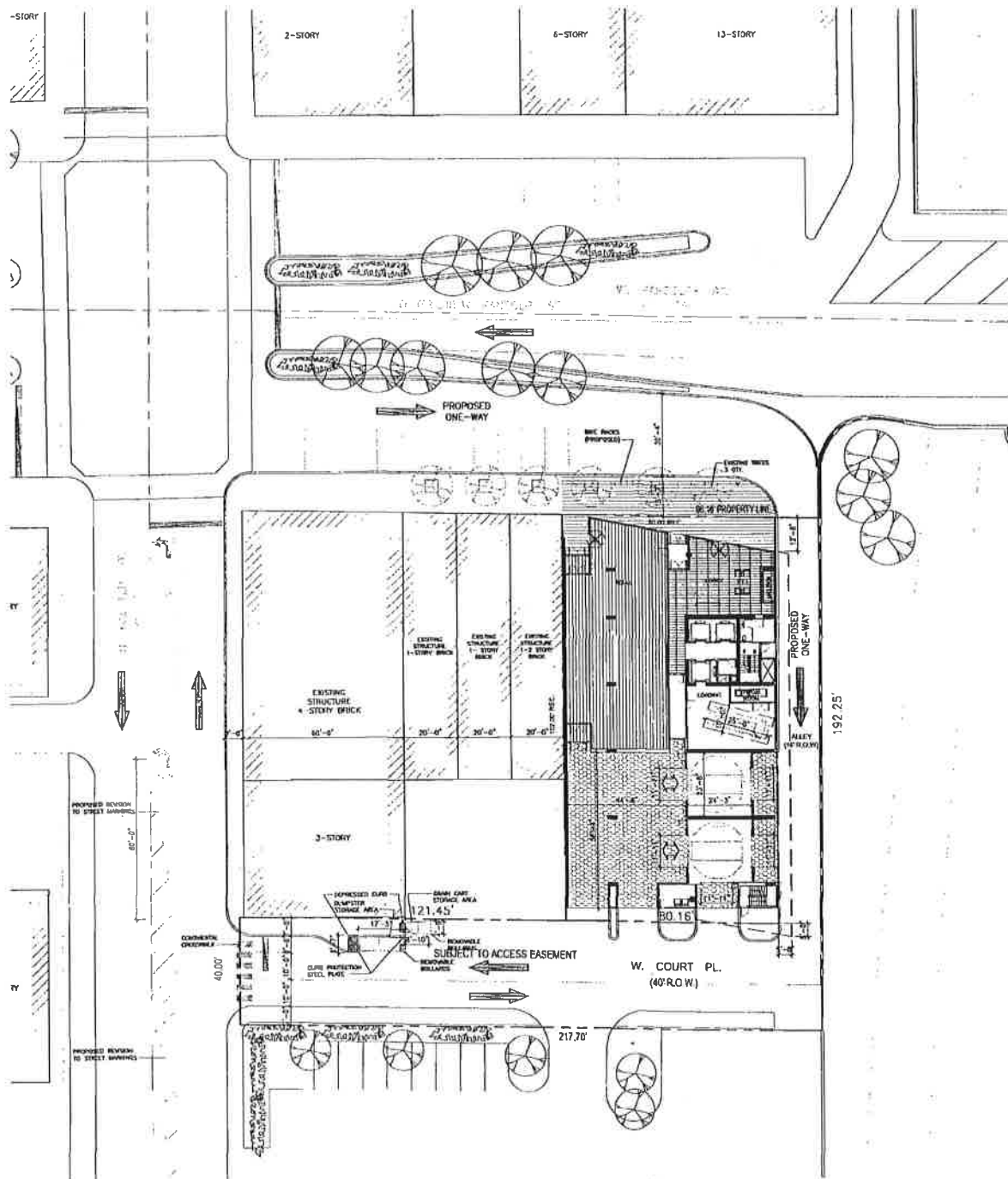


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LEGEND
 AREA TO BE VACATED: 11,144 SF



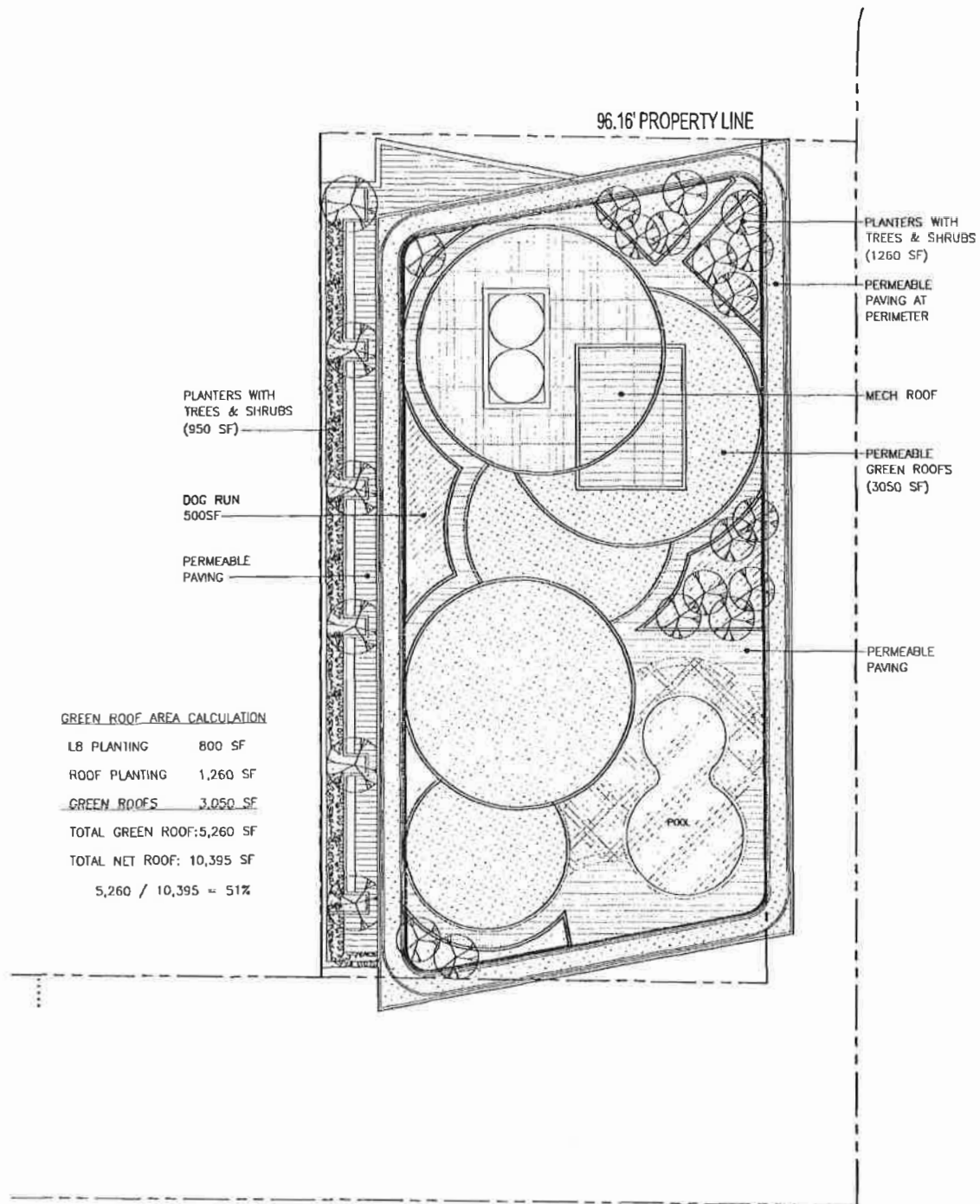
SITE / LANDSCAPE PLAN



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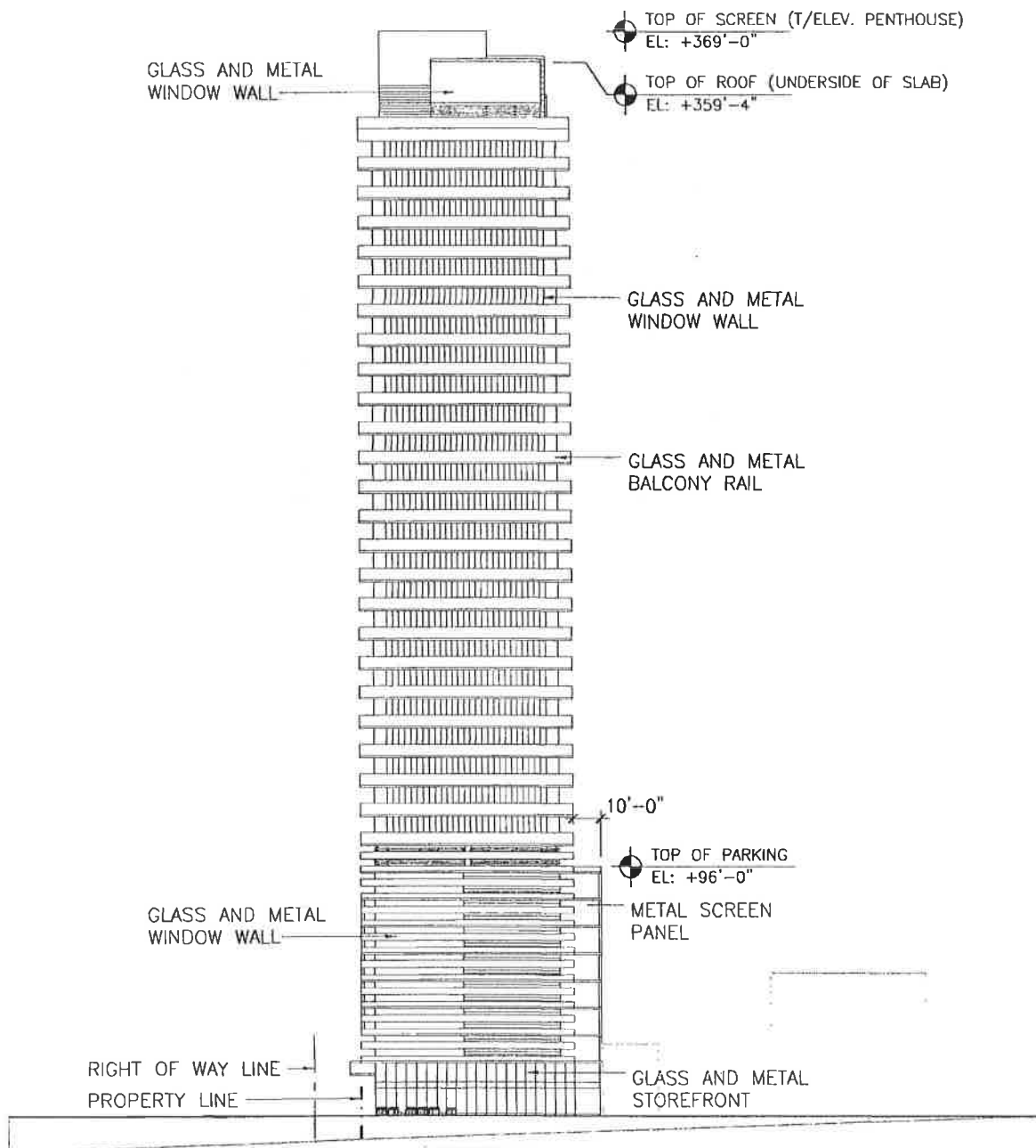
GREEN ROOF PLAN



APPLICANT: 725 W RANDOLPH LLC
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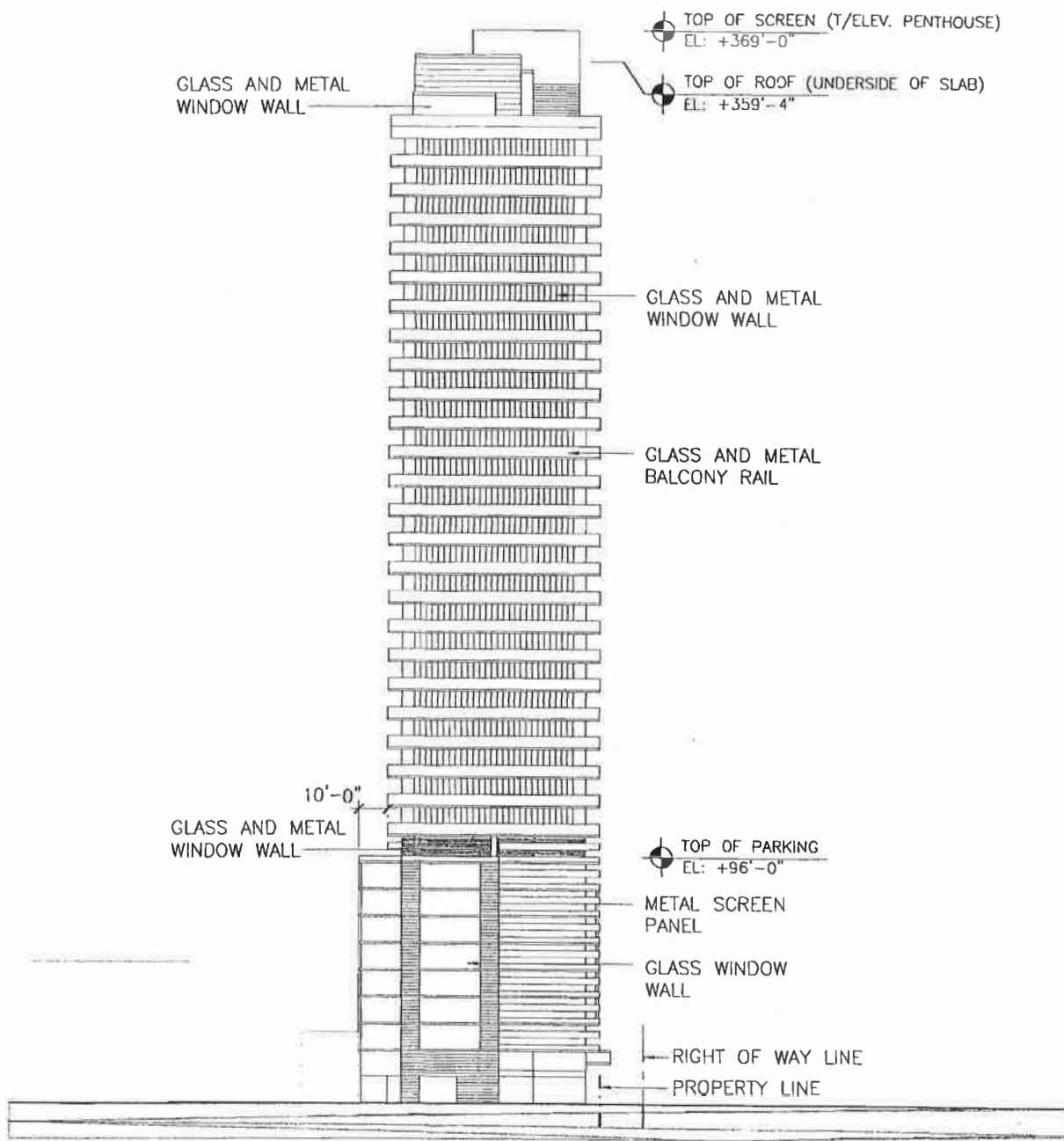


NORTH BUILDING ELEVATION



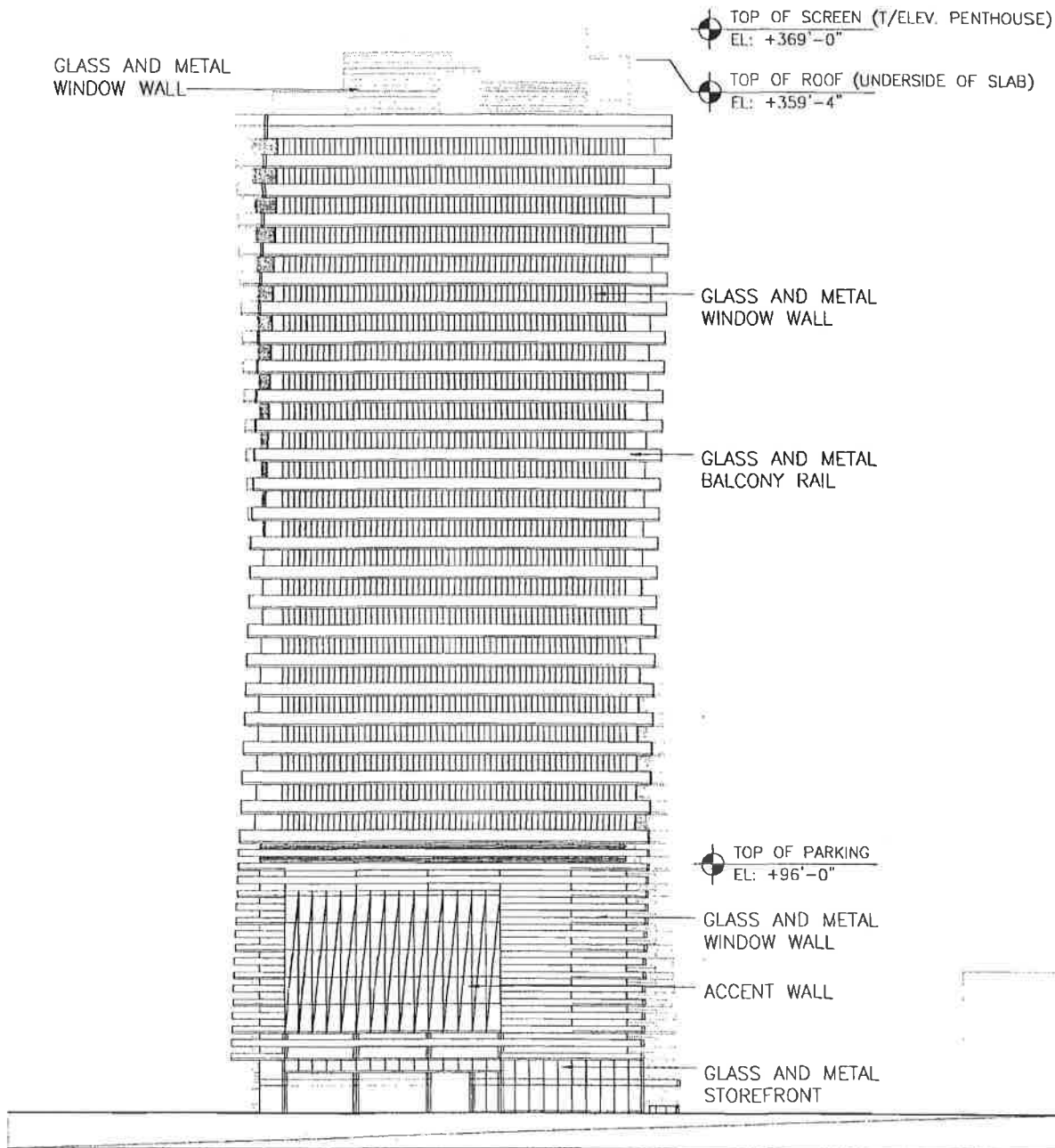
APPLICANT: 725 W RANDOLPH LLC
ADDRESS: 723 - 729 W RANDOLPH ST
INTRODUCED DATE: FEBRUARY 13, 2014
PLAN COMMISSION DATE: DECEMBER 19, 2013

SOUTH BUILDING ELEVATION



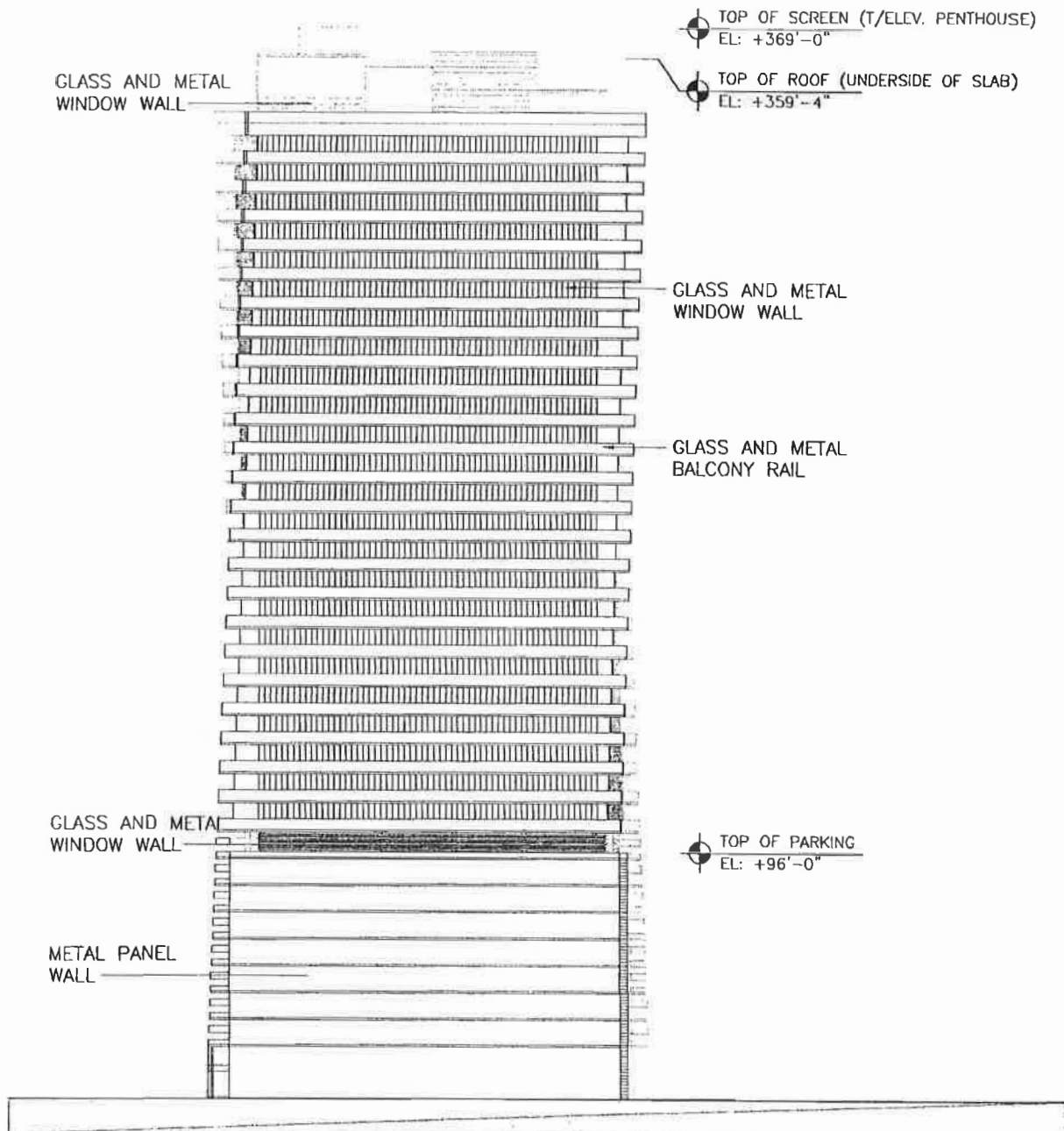
APPLICANT: 725 W RANDOLPH LLC
ADDRESS: 723 - 729 W RANDOLPH ST
INTRODUCED DATE: FEBRUARY 13, 2014
PLAN COMMISSION DATE: DECEMBER 19, 2013

EAST BUILDING ELEVATION



APPLICANT: 725 W RANDOLPH LLC
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WEST BUILDING ELEVATION



APPLICANT: 725 W RANDOLPH LLC
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UPPER-LEVEL SETBACK FLOOR AREA BONUS CALCULATIONS

UPPER-LEVEL SETBACK FLOOR AREA BONUS CALCULATION

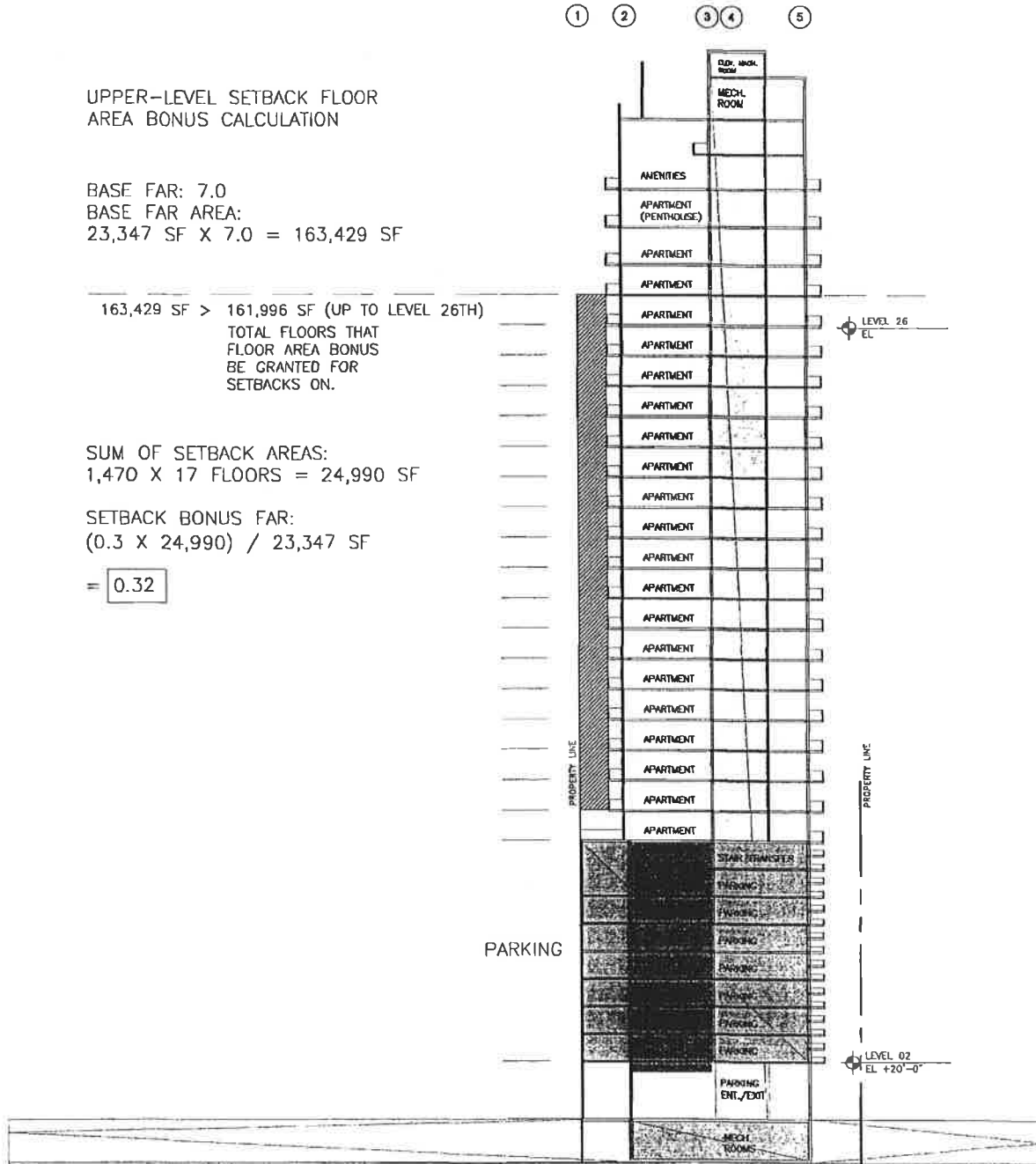
BASE FAR: 7.0
BASE FAR AREA:
 $23,347 \text{ SF} \times 7.0 = 163,429 \text{ SF}$

$163,429 \text{ SF} > 161,996 \text{ SF (UP TO LEVEL 26TH)}$
TOTAL FLOORS THAT
FLOOR AREA BONUS
BE GRANTED FOR
SETBACKS ON.

SUM OF SETBACK AREAS:
 $1,470 \times 17 \text{ FLOORS} = 24,990 \text{ SF}$

SETBACK BONUS FAR:
 $(0.3 \times 24,990) / 23,347 \text{ SF}$

= 0.32



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