



# CHICAGO PLAN COMMISSION

1229 W Randolph St – Planned Development

**Near West Side / 27<sup>th</sup> Ward / Ald. Burnett**

**Thor 1229 West Randolph LLC**

**Juan Gabriel Moreno Architects (JGMA)**

**DLA Piper**

MARCH 18, 2021



# Project Description

The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Planned Development;

To permit the construction of a 9-story, 120' tall mixed-use building with commercial use on the ground floor and office use on the floors above. The new building will contain approximately 26,470 square feet and six bicycle parking spaces.

# Community Area Snap Shot

## Demographic Data: Near West Side

### GENERAL POPULATION CHARACTERISTICS, 2014-2018

Near West Side	
<b>Total Population</b>	<b>62,733</b>
Total Households	28,208
Average Household Size	2.2
% Population Change, 2000-10	18.2
% Population Change, 2010-18	14.3
<b>% Population Change, 2000-18</b>	<b>35.1</b>

### EMPLOYMENT OF NEAR WEST SIDE RESIDENTS, 2017\*

By Industry Sector	Count	Percent
Professional	5,328	18.3
Health Care	3,774	12.9
Finance	3,010	10.3
Education	2,556	8.8
Administration	2,252	7.7
By Employment Location		
Outside of Chicago	8,632	29.6
The Loop	8,318	28.5
Near West Side	3,829	13.1
Near North Side	3,189	10.9
West Town	562	1.9

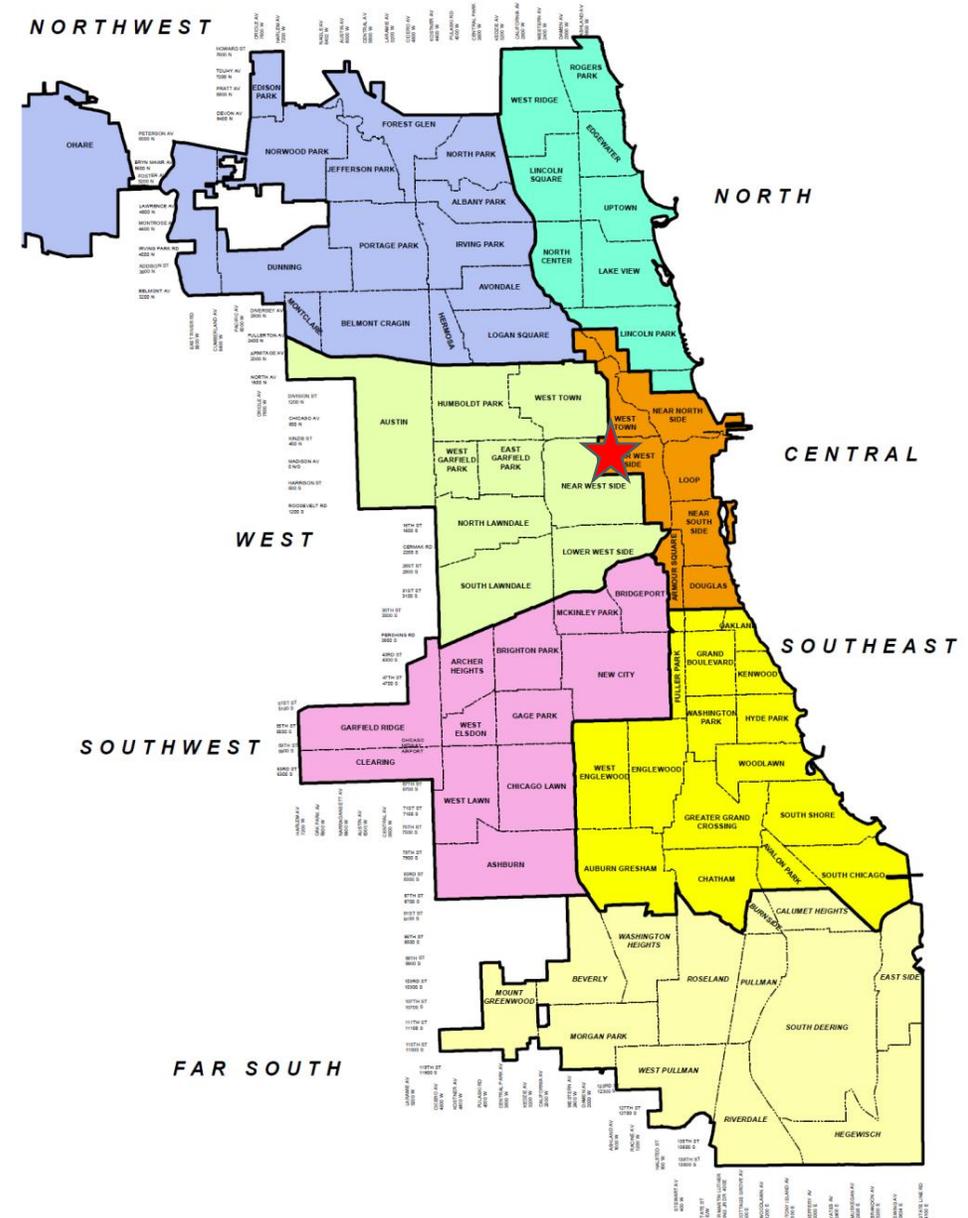
### HOUSEHOLD SIZE, 2014-2018

Near West Side		
	Count	Percent
<b>1 Person Household</b>	<b>13,040</b>	<b>46.2</b>
<b>2 People Household</b>	<b>9,242</b>	<b>32.8</b>
<b>3 People Household</b>	<b>3,199</b>	<b>11.3</b>
<b>4 or More People Household</b>	<b>2,727</b>	<b>9.7</b>

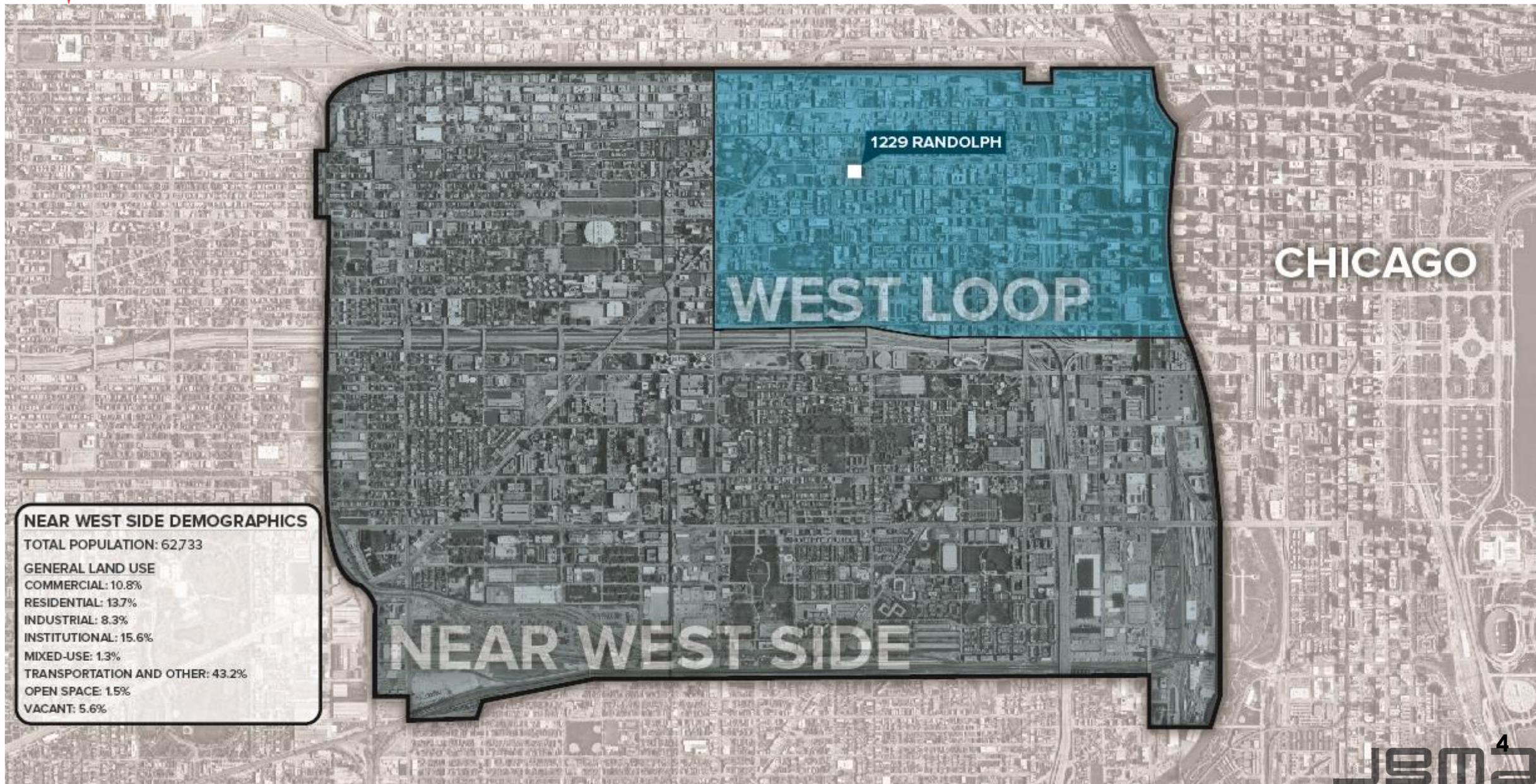
### EMPLOYMENT IN NEAR WEST SIDE, 2017\*

By Industry Sector	Count	Percent
Health Care	23,215	18.5
Professional	17,501	14.0
Finance	16,298	13.0
Administration	13,863	11.1
Accommodation and Food Service	9,893	7.9
By Residence Location		
Outside of Chicago	61,294	48.9
Lake View	4,349	3.5
West Town	4,094	3.3
Near West Side	3,829	3.1
Near North Side	3,513	2.8

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017).  
 \*Excludes locations outside of the CMAP region.



# ★ Community Area Snap Shot





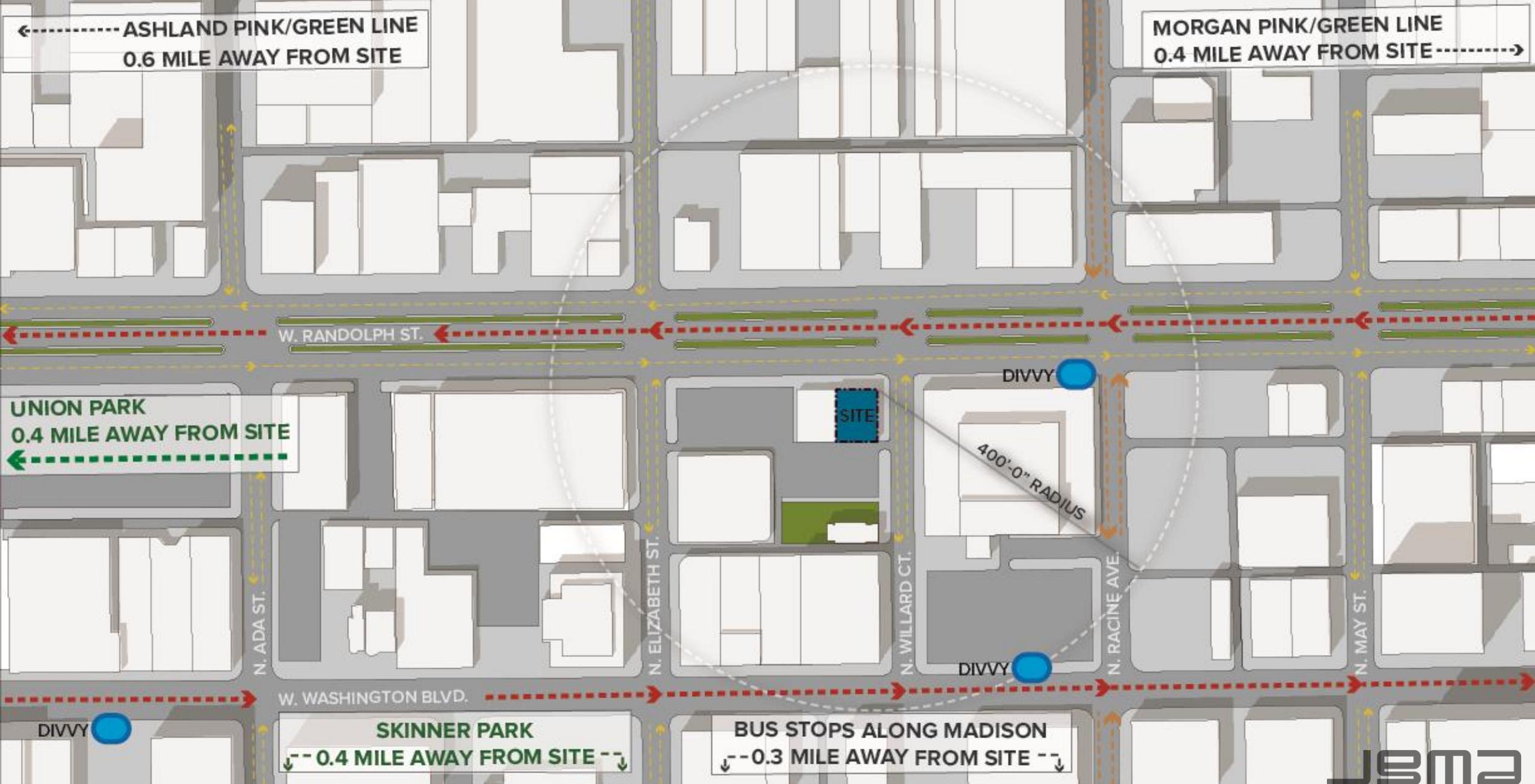
SITE CONTEXT (LOOKING EAST)



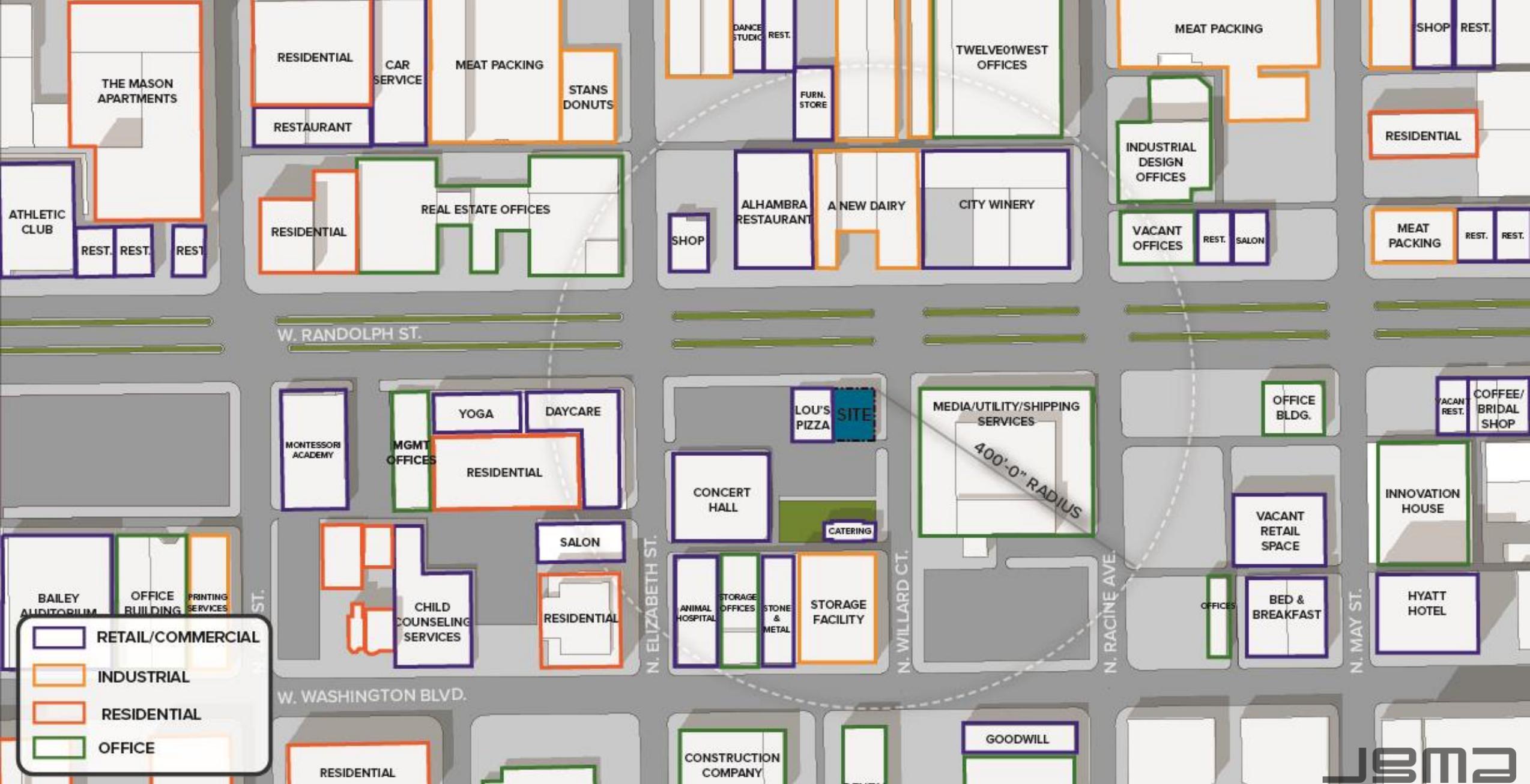
SITE CONTEXT (LOOKING SOUTHWEST)



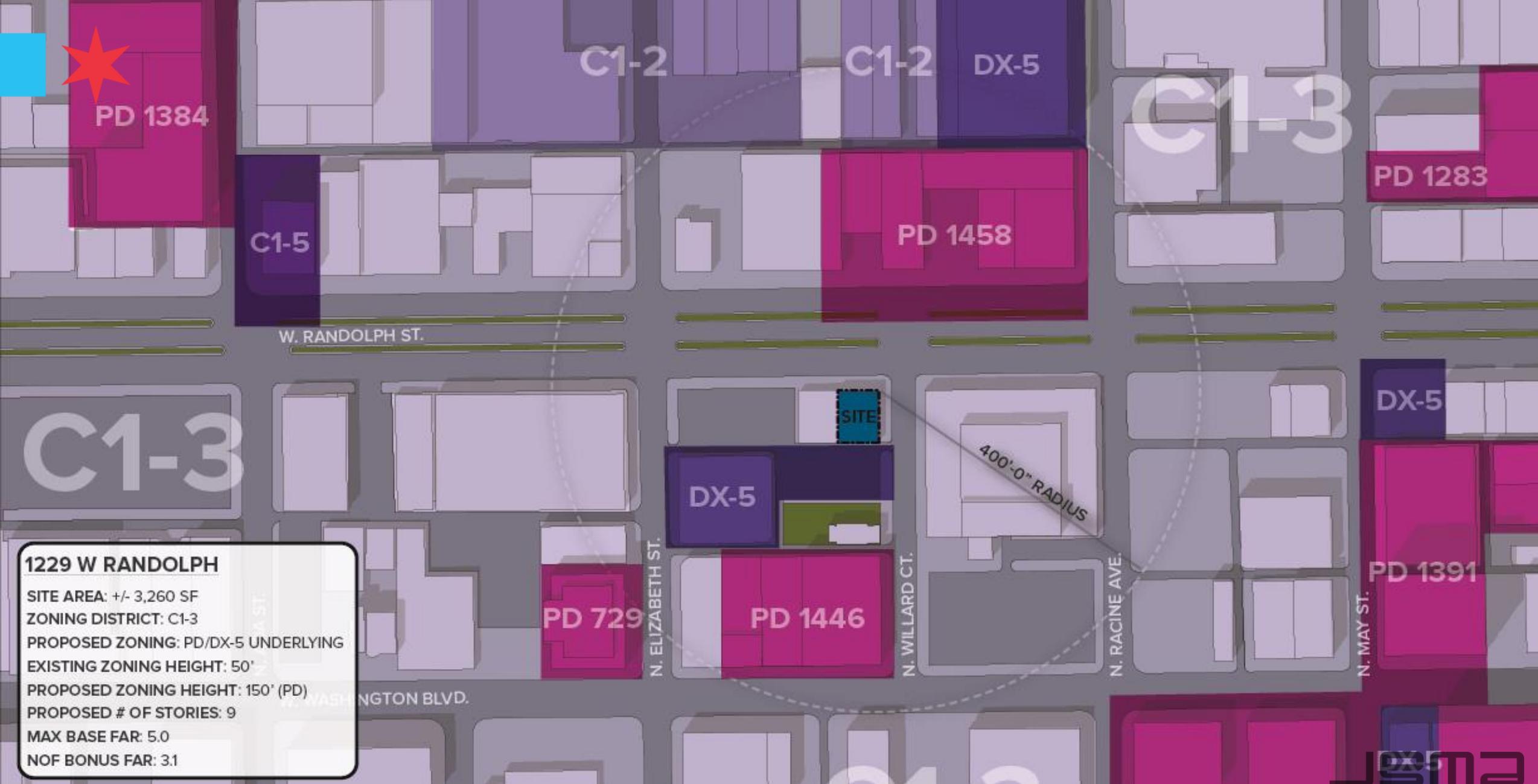
# ADJACENT SITE CONTEXT



# SITE CONTEXT PLAN



# SITE CONTEXT PLAN



**1229 W RANDOLPH**  
 SITE AREA: +/- 3,260 SF  
 ZONING DISTRICT: C1-3  
 PROPOSED ZONING: PD/DX-5 UNDERLYING  
 EXISTING ZONING HEIGHT: 50'  
 PROPOSED ZONING HEIGHT: 150' (PD)  
 PROPOSED # OF STORIES: 9  
 MAX BASE FAR: 5.0  
 NOF BONUS FAR: 3.1



**SITE CONTEXT PLAN**

W. RANDOLPH ST. ←

STREET PARKING

STREET PARKING

ADJACENT PARKING LOT

ADJACENT  
2-STORY  
BRICK STRUCTURE

RESTAURANT SHELTER

CORE & INDOOR  
AMENITY SPACE

ROOFTOP  
TERRACE

13' PUBLIC ALLEY

ADJACENT PARKING LOT

STREET PARKING

STREET PARKING

N. WILLARD CT.

STREET PARKING

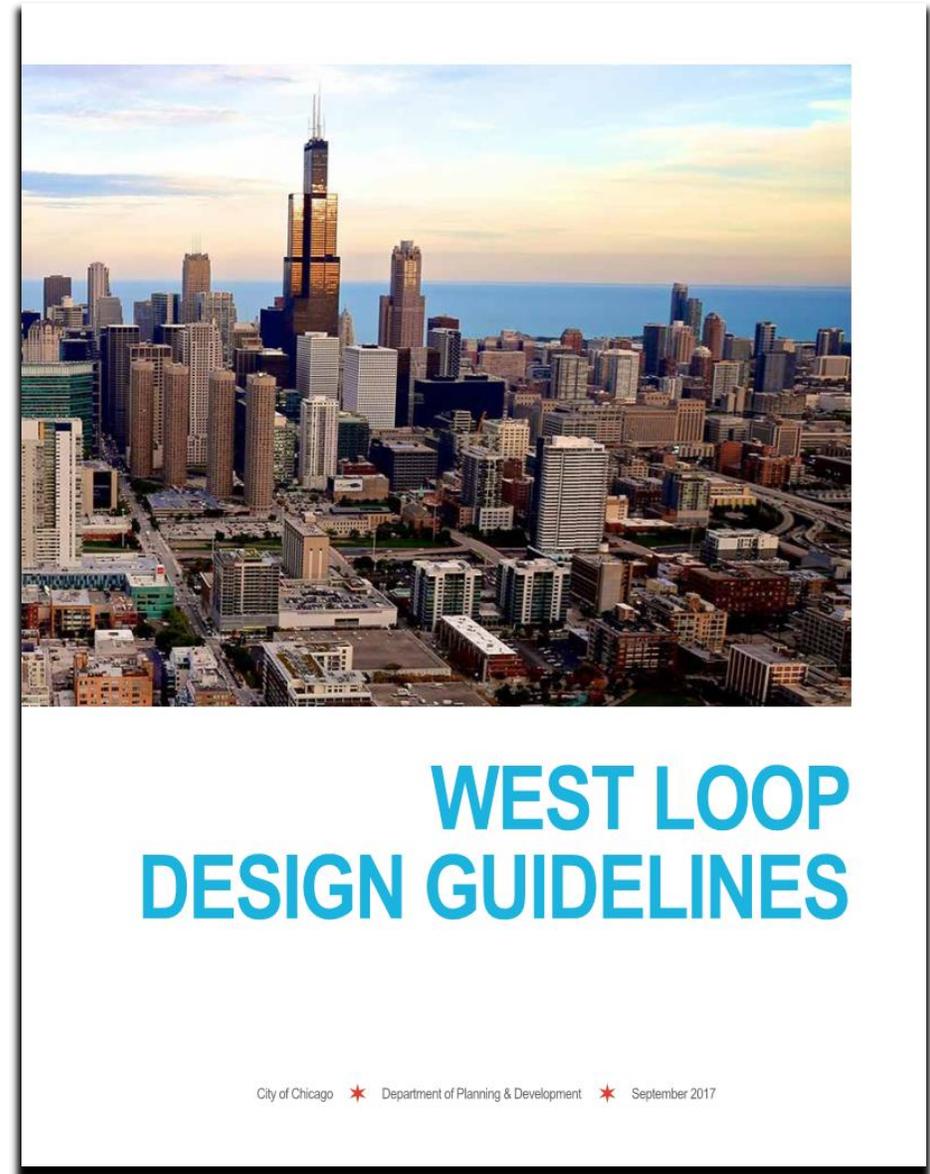
JEMA

# TRANSPORTATION, TRAFFIC, AND PARKING

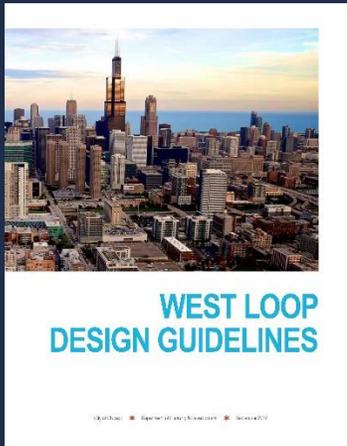
# Public Process Timeline

**Ward 27- Alderman Walter Burnett, Jr.**

- Date of PD Filing: January 27, 2021
- Community Meetings:
  - WLCO 1/5/2021
  - NOWL 1/11/2021
  - WCA 1/20/2021
  - Community-wide meeting 2/11/2021



# Planning Context



## WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”

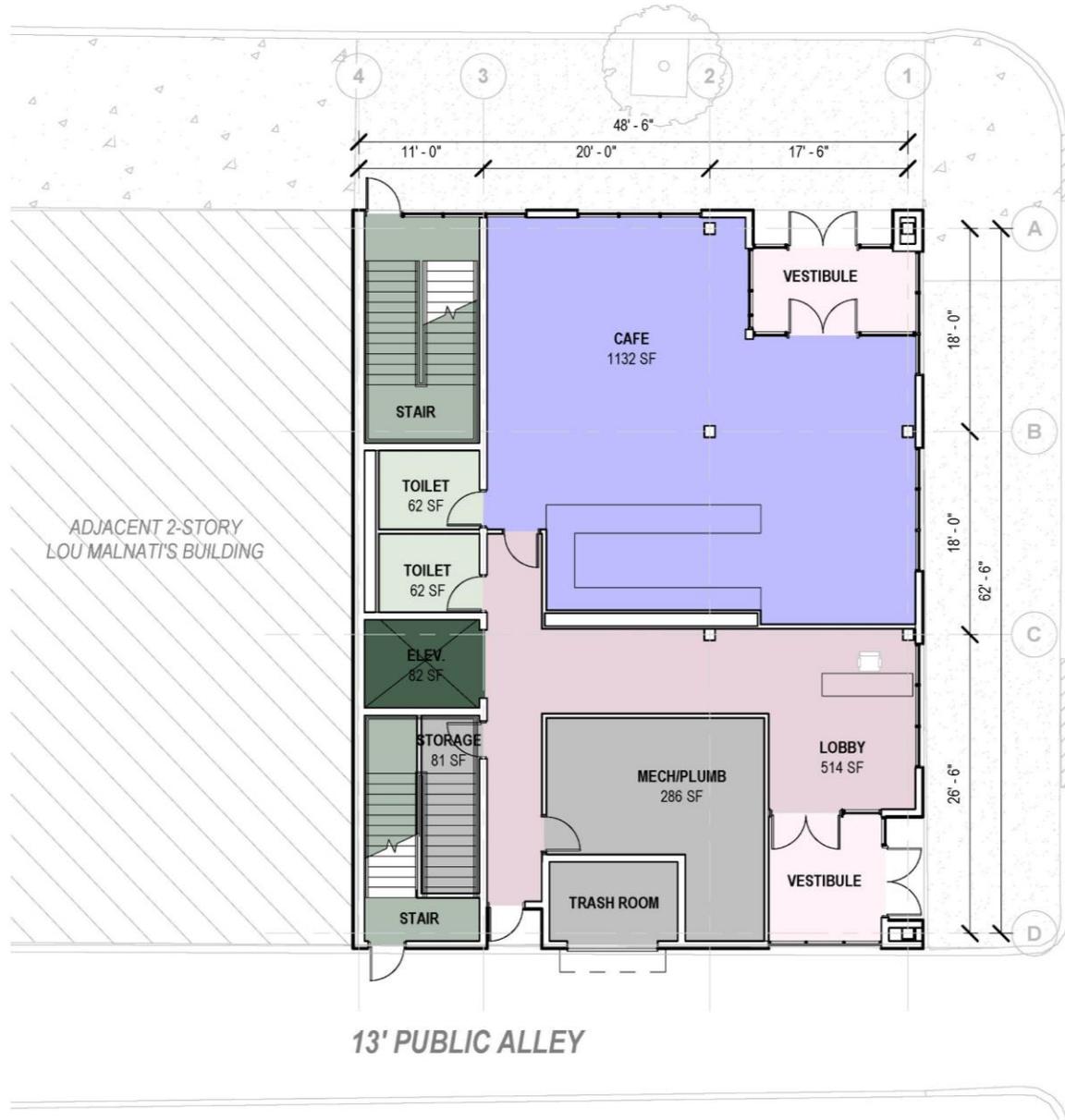
## FULTON MARKET INNOVATION DISTRICT

- Published July 2014, updated February 2021
- Chicago Department of Planning & Development
- The FMID “identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.”
- The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.

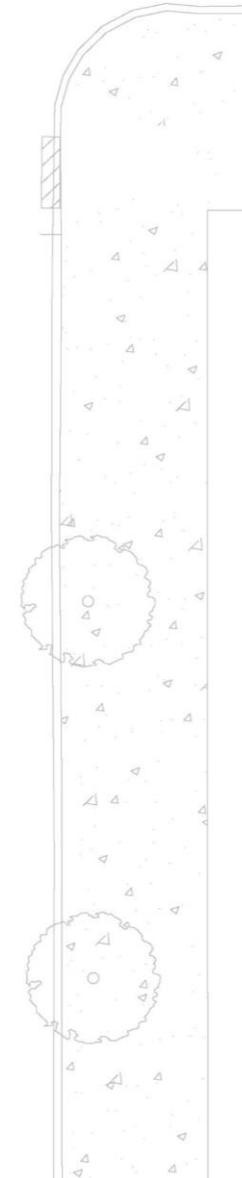




W. RANDOLPH ST.

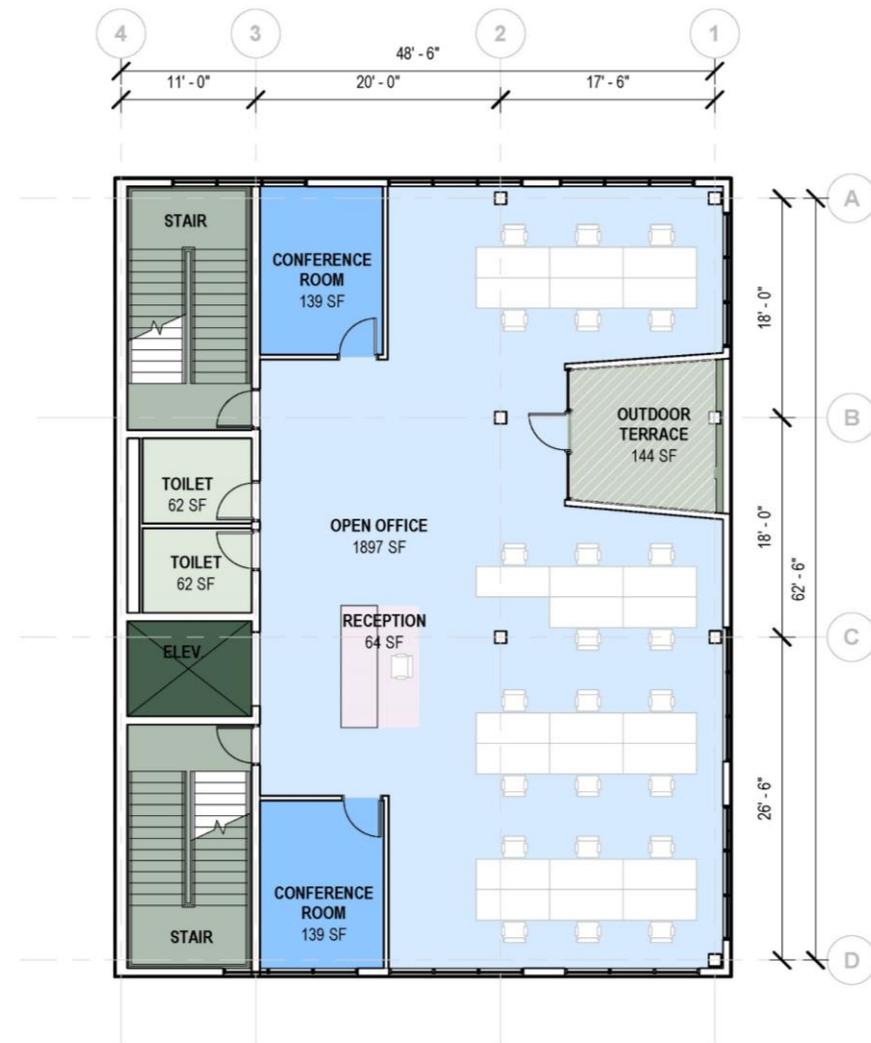
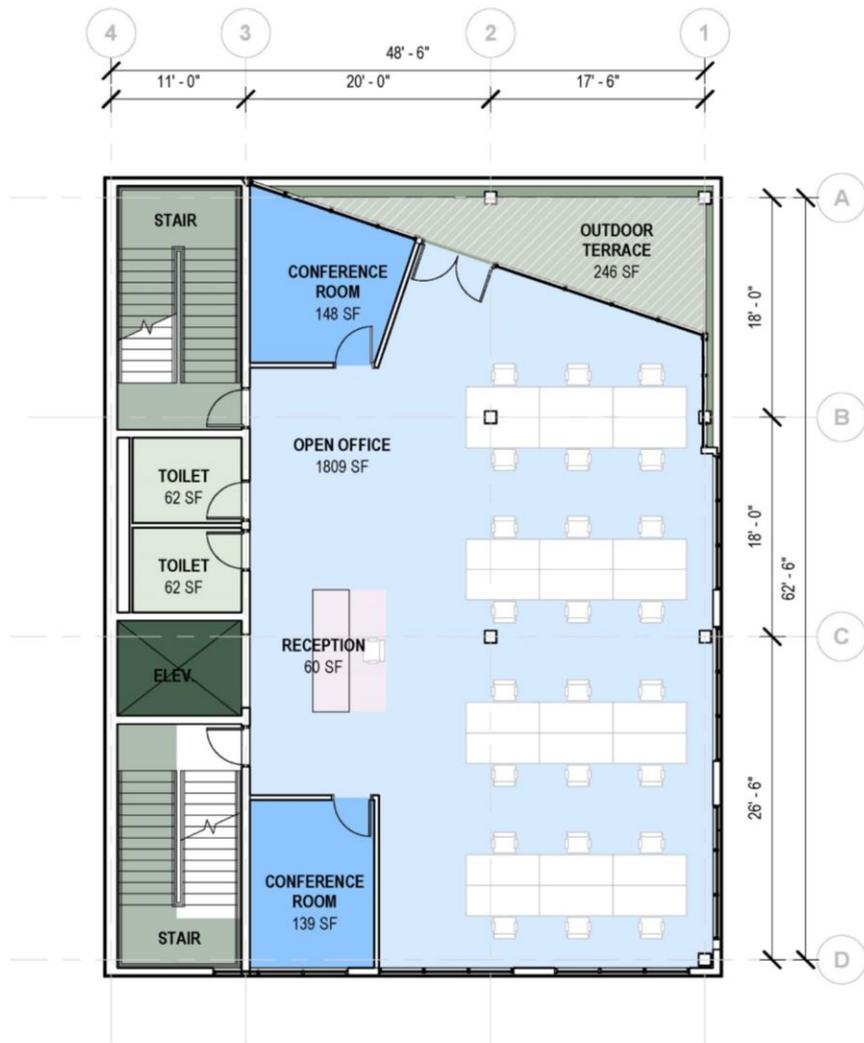


N. WILLARD CT.

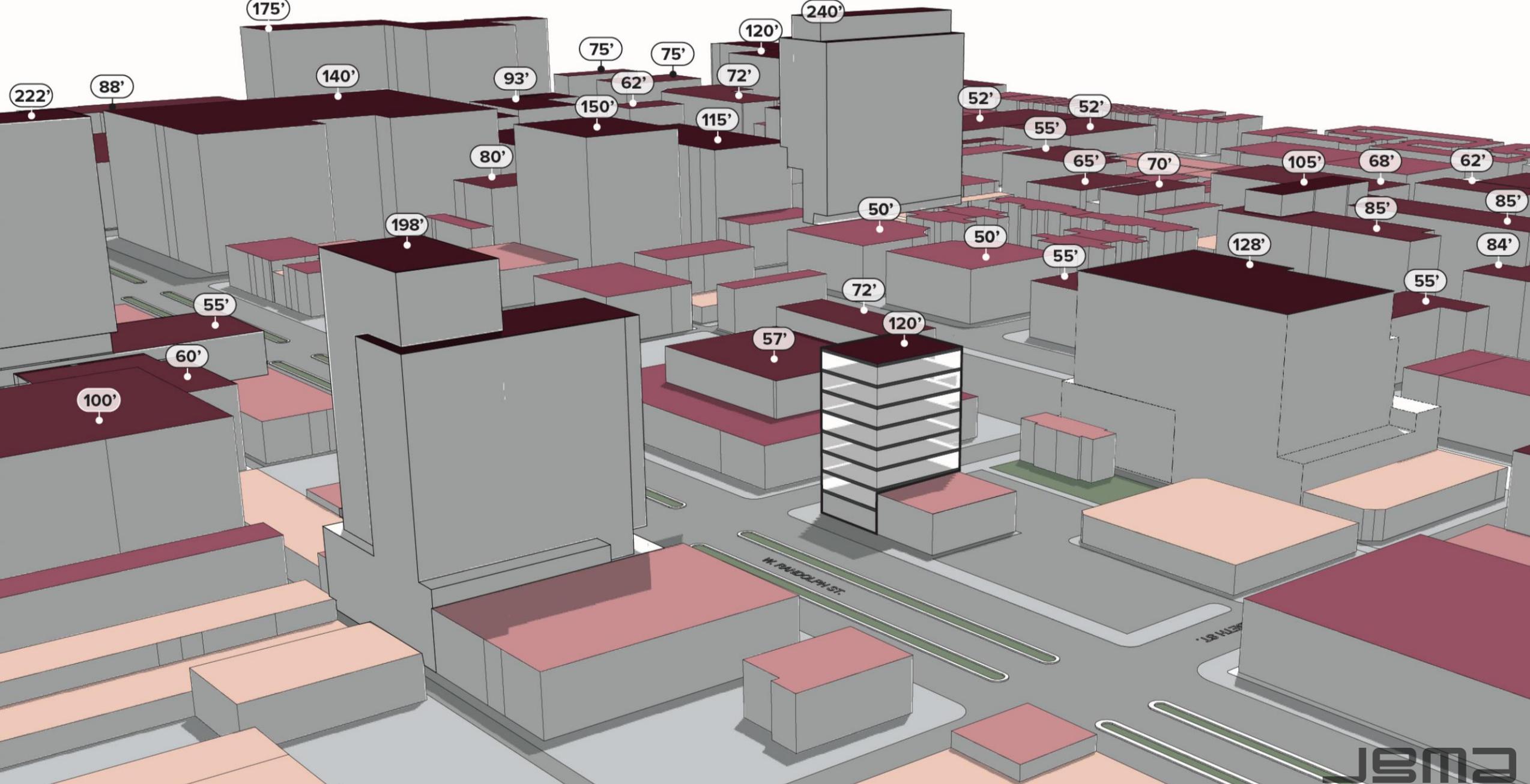


JEMA

SITE + GROUND FLOOR PLAN (SCALE: 3/32" = 1'-0")







AERIAL VIEW (LOOKING SOUTHEAST)



NORTH ELEVATION  
1/16" = 1'-0"



# BUILDING ELEVATION - NORTH



**EAST ELEVATION**  
1/16" = 1'-0"

RANDOLPH ST.



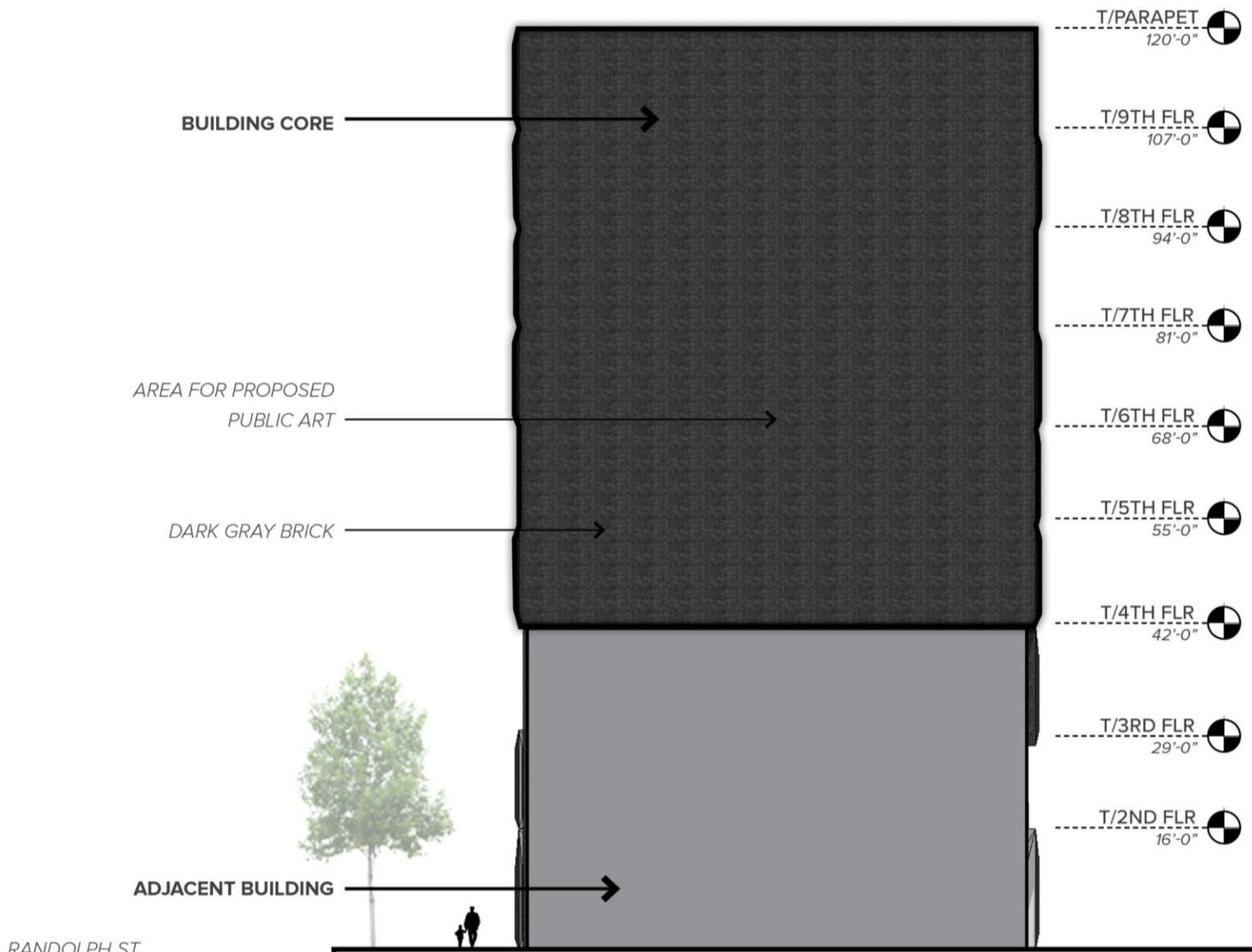
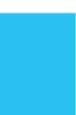
# BUILDING ELEVATION - EAST



SOUTH ELEVATION  
1/16" = 1'-0"

WILLARD CT.

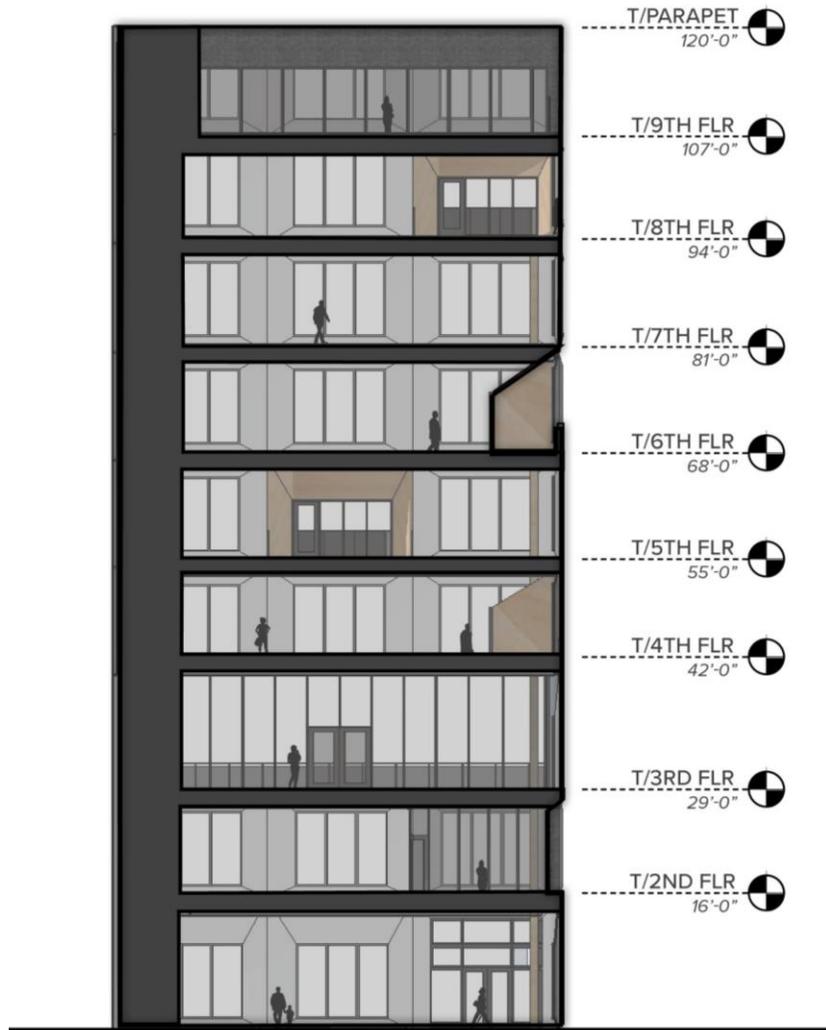




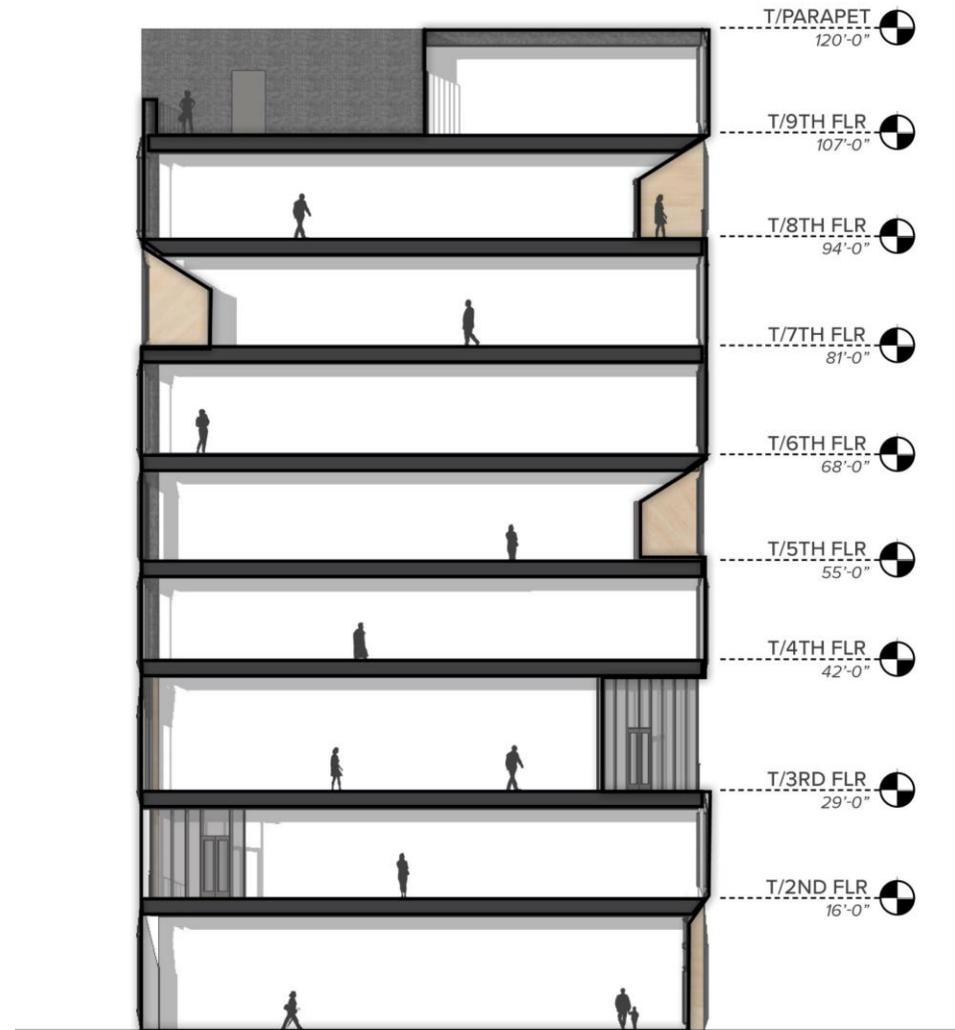
WEST ELEVATION  
1/16" = 1'-0"



# BUILDING ELEVATION - WEST

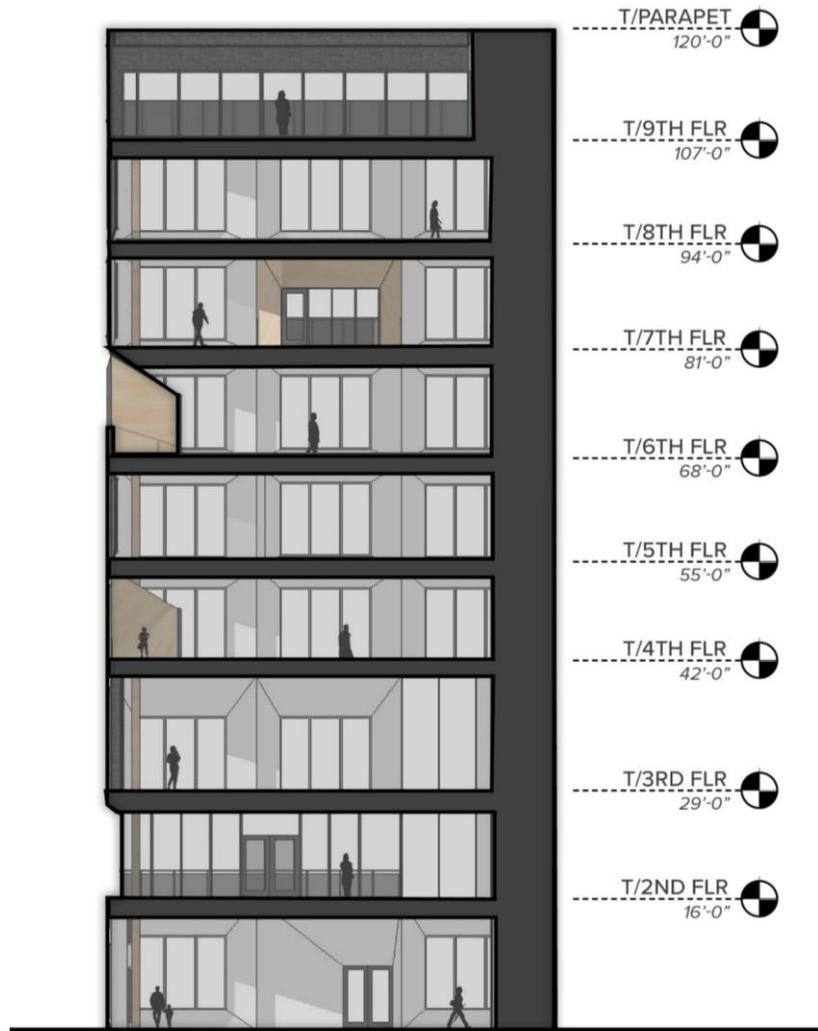


NORTH SECTION

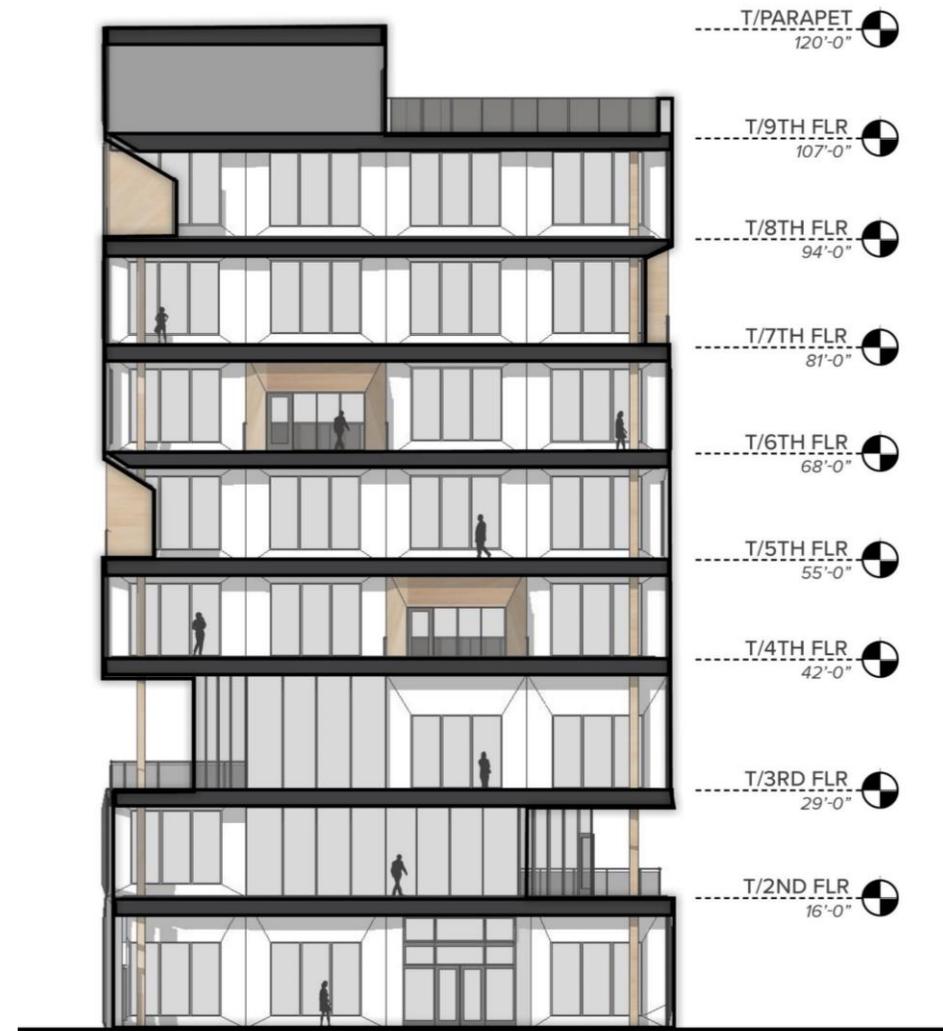


EAST SECTION



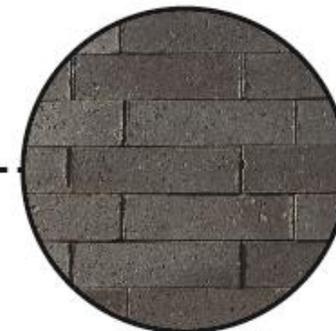


SOUTH SECTION



WEST SECTION

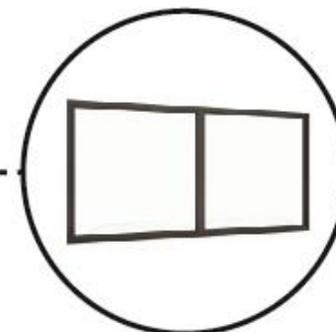




**EXTERIOR FACADE**  
DARK GRAY BRICK



**TERRACES & ENTRY PORTALS**  
HIGH PRESSURE COMPACT  
LAMINATE PANEL



**ENTRIES AND WINDOWS**  
BRONZE ALUMINUM  
STOREFRONT SYSTEM





BRONZE ALUMINUM  
STOREFRONT SYSTEM

TERRACE GLASS RAILINGS

DARK GRAY BRICK  
CLADDING

BRONZE ALUMINUM  
STOREFRONT SYSTEM

HIGH PRESSURE COMPACT  
LAMINATE PANEL

RETAIL ENTRY

EMPLOYEE ENTRY





**EXISTING CONTEXT**











# **Economic and Community Benefit**

**Total Investment: \$8,000,000**

**Construction Jobs: 100**

**Permanent Jobs: 125**

**Bonus Payment: \$235,034.56**

- \$ 23,503.46 to each of the Local Impact and Adopt-a-Landmark Funds
- \$ 188,027.65 to Neighborhoods Opportunity Fund

**Developer has committed to the following M/WBE goals**

- Mayoral Executive Order goals of 26% MBE / 6% WBE / 50% City residents
- JV with minority contractor





# Stormwater Summary

The City of Chicago Stormwater Management Ordinance requires any development that disturbs greater than 15,000sf of land and/or create 7,500 of impervious cover to comply with the Ordinance regulations. The proposed project is under these thresholds for regulation of stormwater management, and for this reason will not be required to provide stormwater detention. The project will provide a direct sewer connection to an adjacent City sewer for stormwater run-off.



# DPD Recommendations

Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- ❖ Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
- ❖ Promotes unified planning and development (per 17-8-0102), as evidenced through the project design which coordinates commercial use on the ground floor which activates the street. The proposed project will provide adequate access to pedestrian and bicycle users;
- ❖ All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0904-A, 1-4), as evidenced through the information contained within this report, the proposed material is to be a combination of steel, concrete, glass, and brick as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings



# DPD Recommendations

- ❖ Creates safe and attractive walkways and pedestrian routes (per 17-8-0905-A, 1), as evidenced by streetscape improvements along North Willard Court.
- ❖ Creates primary entrances at the sidewalk level that are obvious to pedestrians by forming a significant focal element of the building, providing building identity and presence on the street (per 17-8-0905-B, 2), as evidenced by the recessed entryways lines with compact laminate panel.



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