CHICAGO PLAN COMMISSION
Department of Planning and Development

1234 W. Randolph Street – Proposed Amendment to PD 1458

27th Ward / Alderman Burnett / Near West Side

1234 West Randolph Developer LLC

Solomon Cordwell Buenz

Acosta Ezgur, LLC

March 16, 2023

PROJECT DESCRIPTION

The Applicant requests a rezoning of the subject property from Business Planned Development 1458 to Residential-Business Planned Development 1458, as amended, due to the fact that the proposed residential building would be taller than 155’ - 0” in height in an underlying DX-7 Downtown Mixed-Use District.

COMMUNITY AREA SNAP SHOT

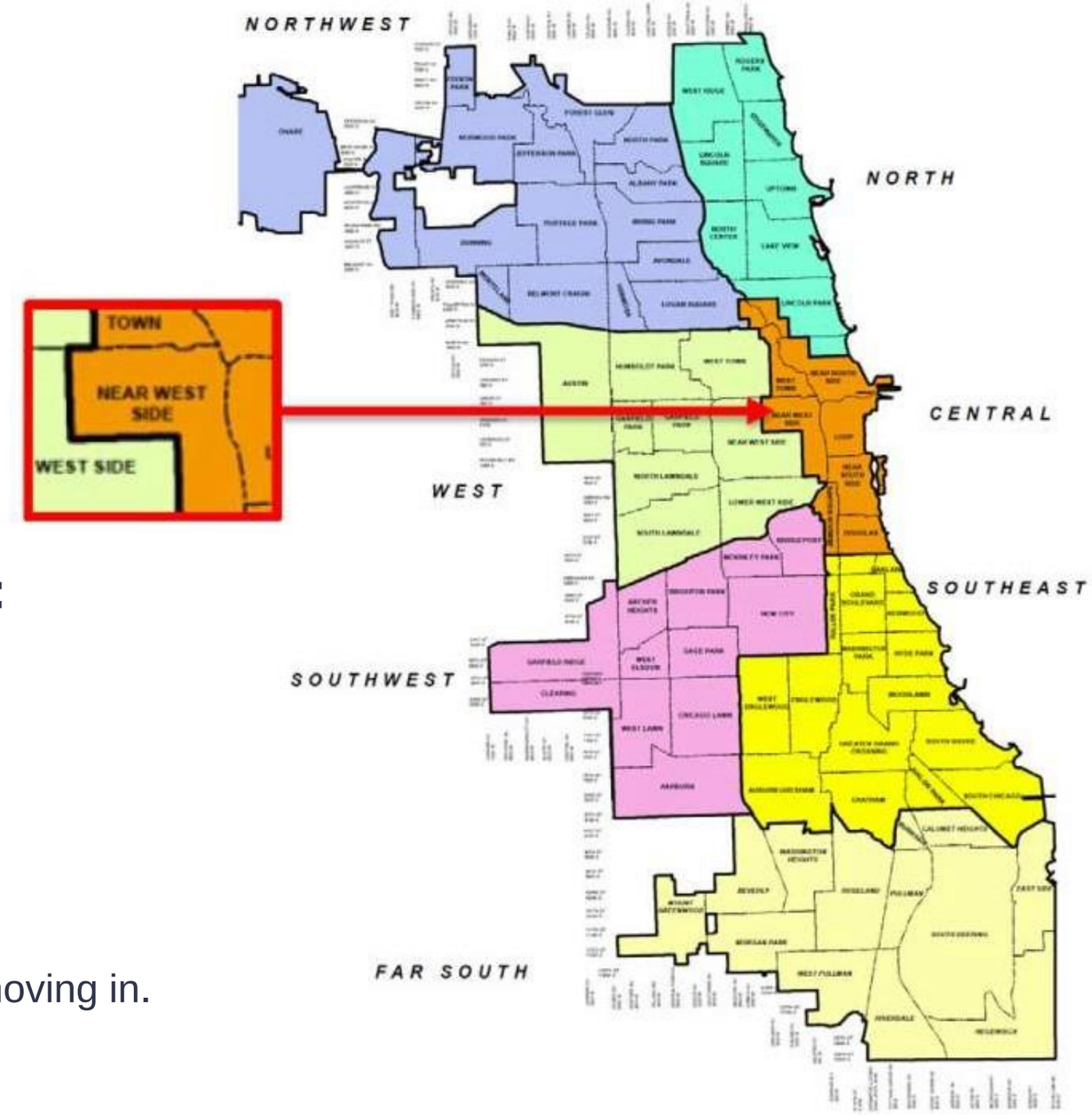
COMMUNITY DEMOGRAPHICS (2020):

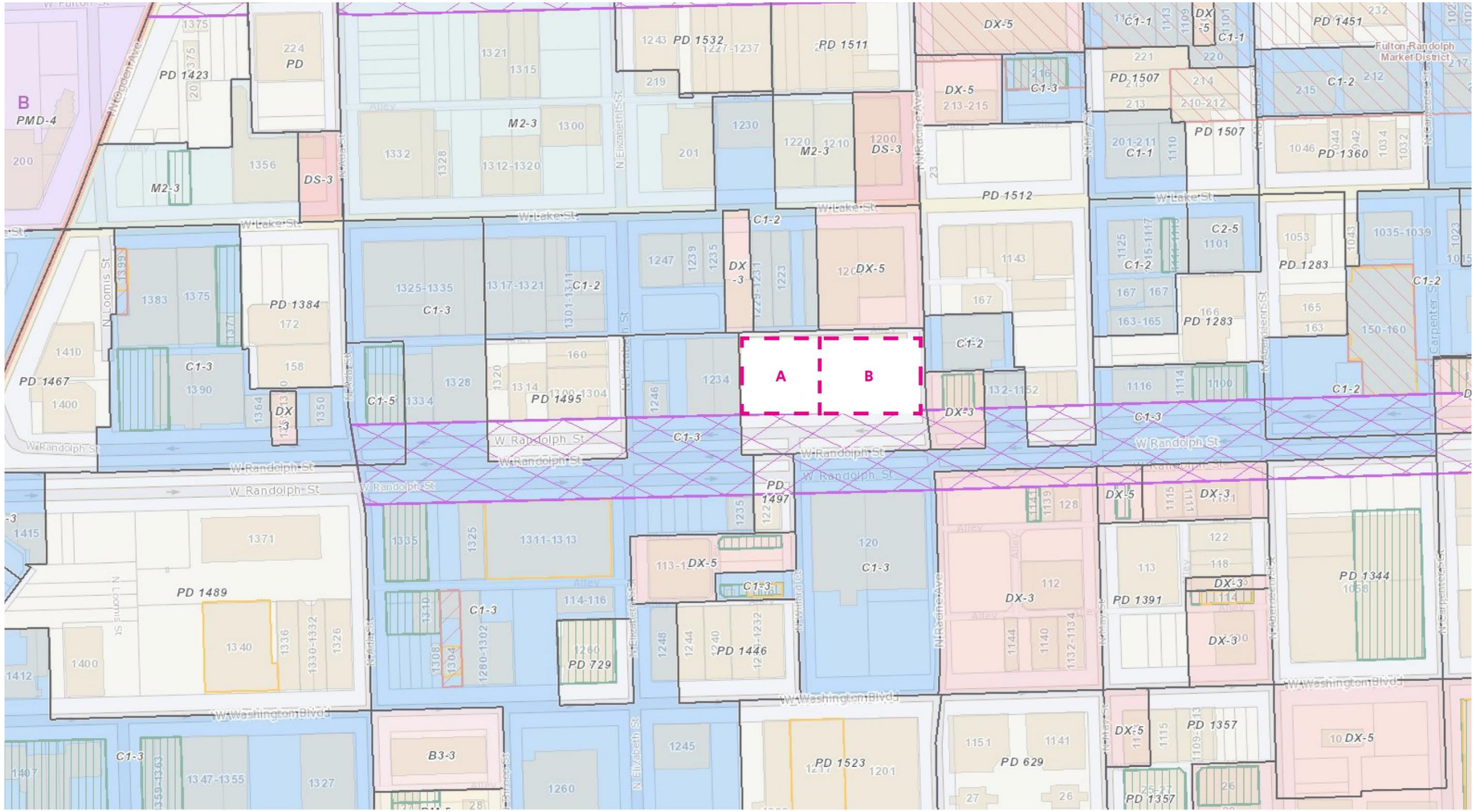
- Near West Side Neighborhood Population: 67,881
- Number of Households: 33,918
- Average Household Size: 1.9
- 41.2% ages of 20-34
- Median Estimated Income: $93,202

NEIGHBORHOOD HISTORIC CONTEXT:

- Historically the Near West Side has been a sparsely populated industrial quarter.
- Recently, more warehouses and industrial spaces in this neighborhood have been left vacant, providing opportunity for post industrial developments.
- Destination for many new companies and residents moving in.

Source: https://www.cmap.illinois.gov/data/community-snapshots



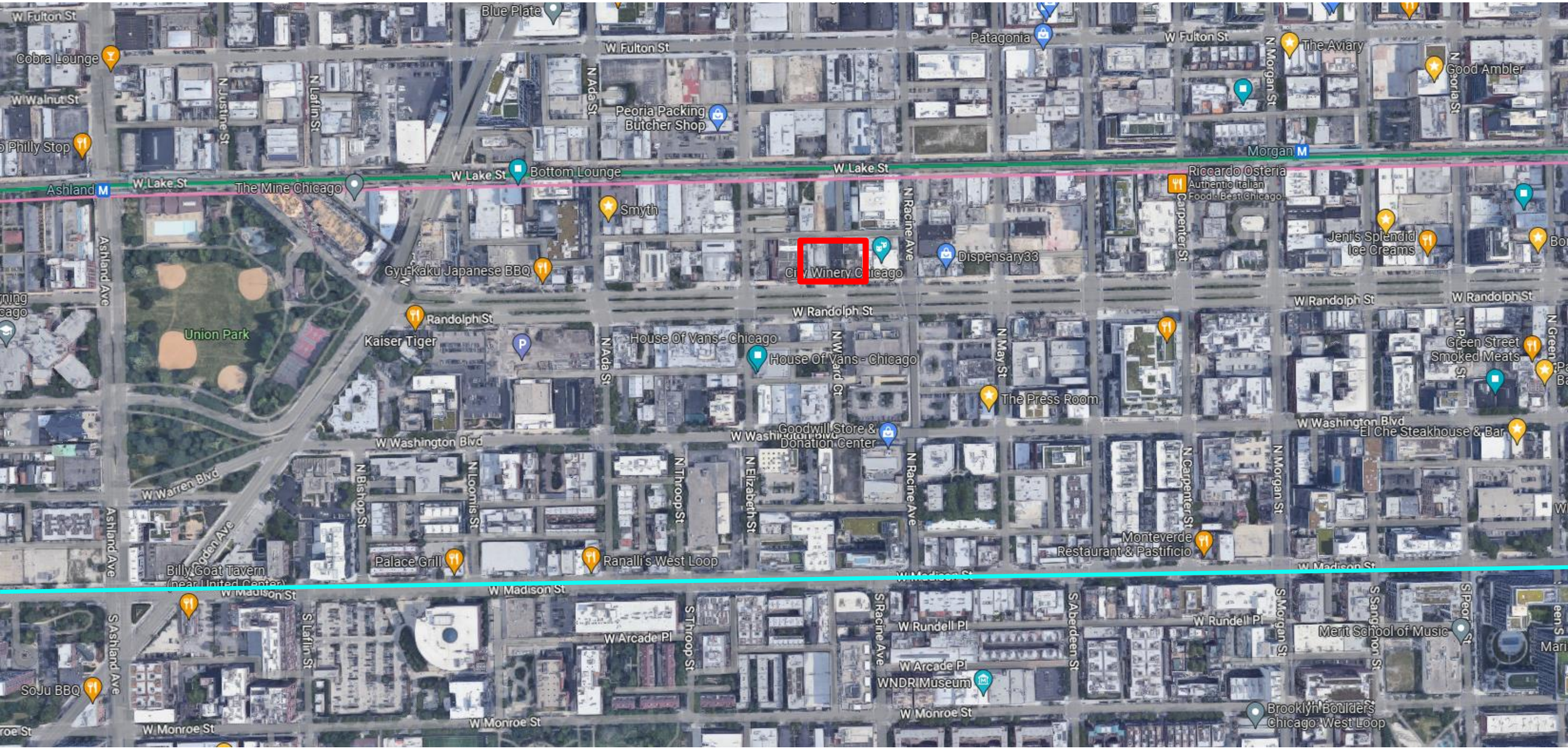


- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- Downtown Residential
- Downtown Service
- Transportation
- Park and Open Space

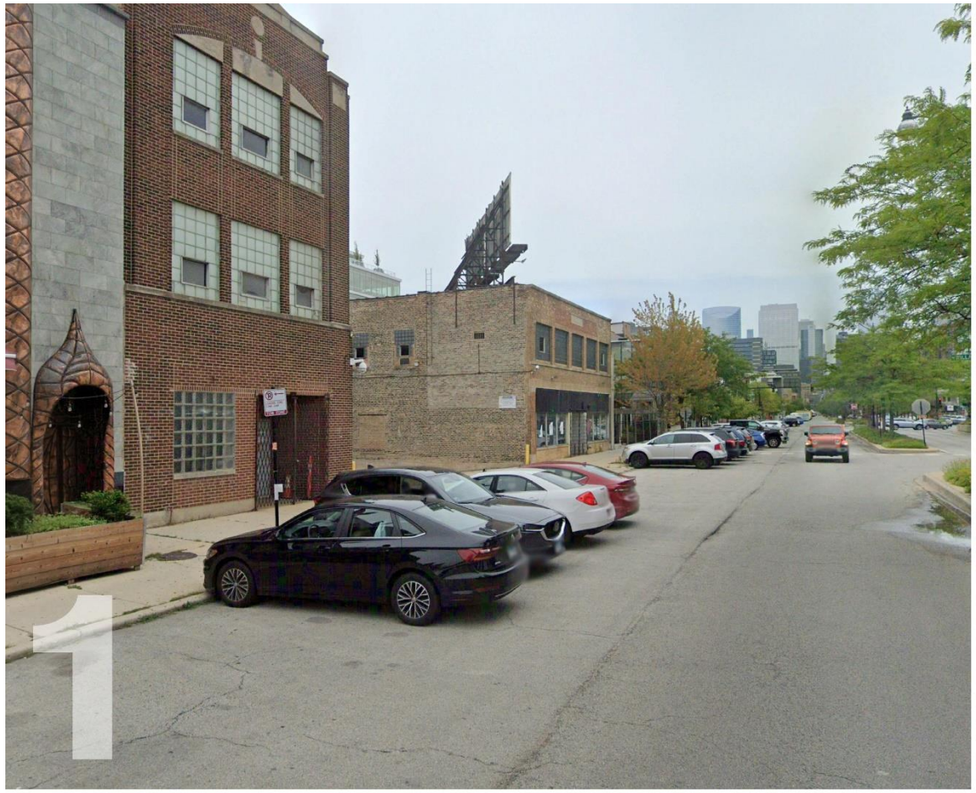
Existing Zoning Map

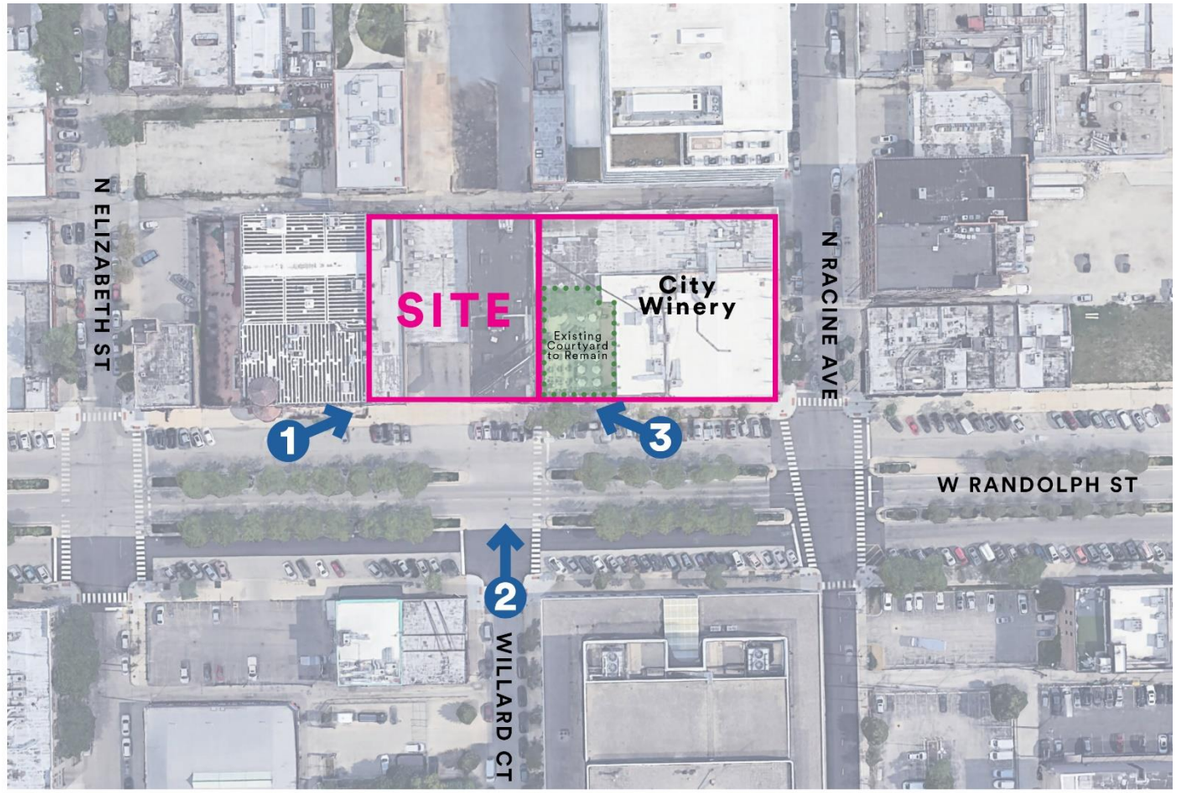
Scale: NTS

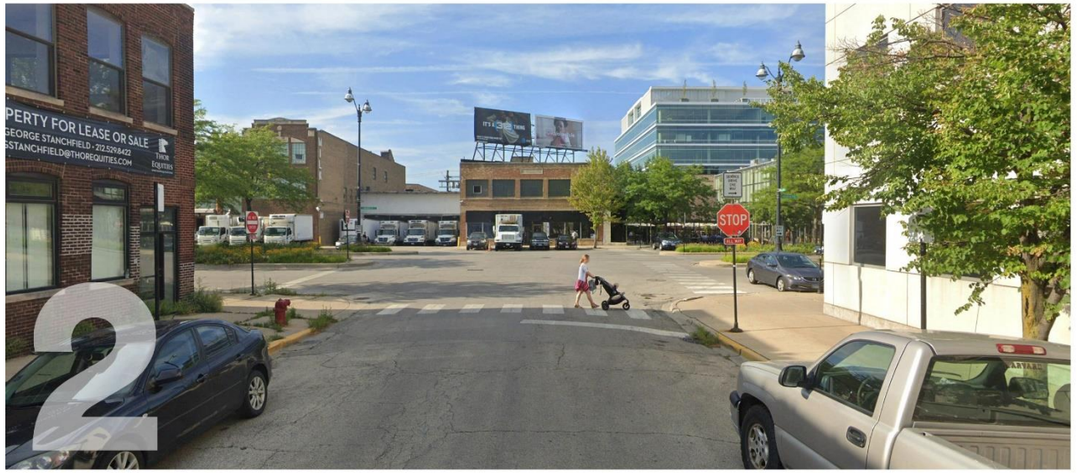
ZONING MAP

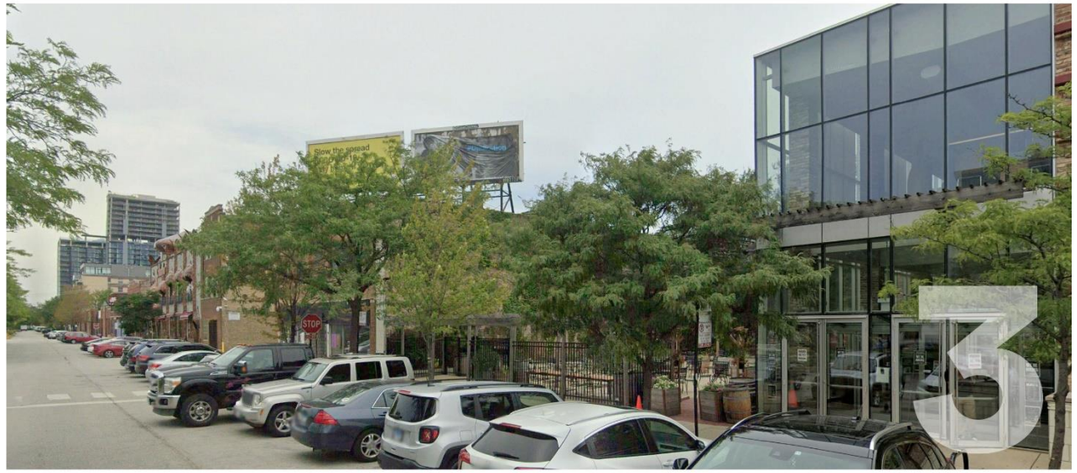

W Fulton St
Blue Plate
Patagonia
W Fulton St
The Aviary
Cobra Lounge
W Walnut St
N Justine St
N Laflin St
N Ada St
Peoria Packing Butcher Shop
N Morgan St
Good Ambler
N Peoria St
Philly Stop
Morgan M
W Lake St
Bottom Lounge
W Lake St
Riccardo Osteria
Authentic Italian Food - Best Chicago
Ashland M
W Lake St
The Mine Chicago
Smyth
N Racine Ave
Carpenter St
Jeni's Splendid Ice Creams
Ashland Ave
Dispensary33
Gyu-Kaku Japanese BBQ
City Winery Chicago
W Randolph St
W Randolph St
W Randolph St
Randolph St
Union Park
Kaiser Tiger
House Of Vans - Chicago
N Ada St
House Of Vans - Chicago
N Ward Ct
N May St
Green Street Smoked Meats
N Peoria St
The Press Room
W Washington Blvd
Goodwill Store & Donation Center
W Washington Blvd
El Che Steakhouse & Bar
W Washington Blvd
W Warren Blvd
N Bishop St
N Loomis St
N Throop St
N Elizabeth St
N Racine Ave
N Carpenter St
N Morgan St
Ashland Ave
Ogden Ave
Monteverde Restaurant & Pastificio
Palace Grill
Ranalli's West Loop
W Madison St
Billy Goat Tavern (near United Center)
W Madison St
W Madison St
S Ashland Ave
S Laflin St
W Arcade Pl
S Throop St
S Racine Ave
W Rundell Pl
S Aberdeen St
W Rundell Pl
S Morgan St
S Sangamon St
Merit School of Music
S Peoria St
W Arcade Pl
WNDR Museum
SoJu BBQ
W Monroe St
W Monroe St
W Monroe St
Brooklyn Boulders Chicago West Loop

TRANSIT



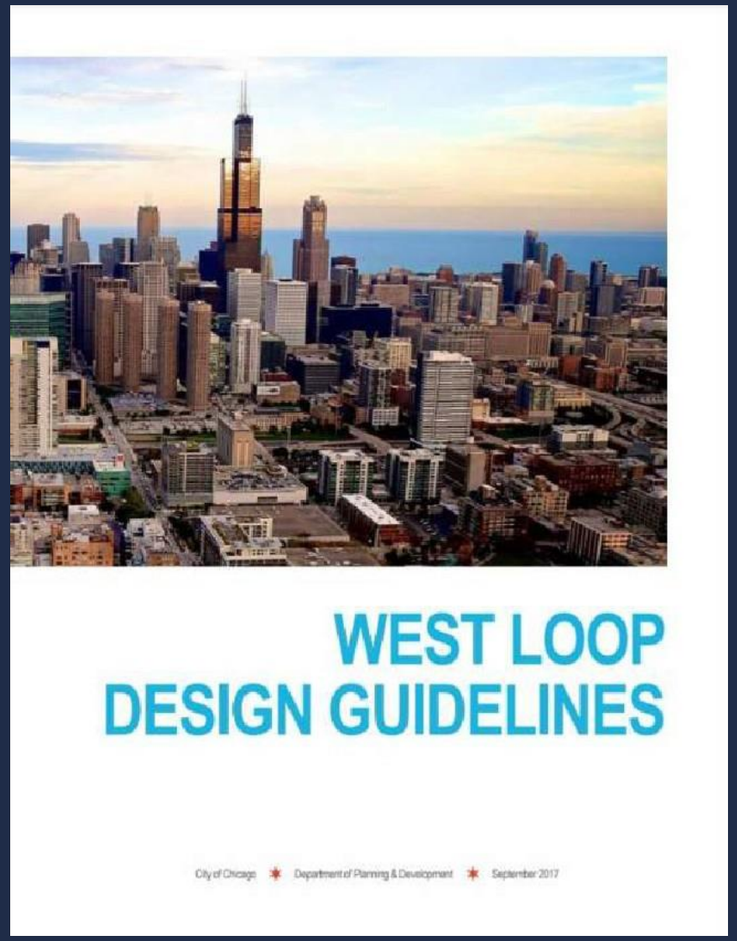






EXISTING SITE PHOTOS

PLANNING CONTEXT



WEST LOOP DESIGN GUIDELINES

- Published September 2017

- By the Department of Planning & Development

- Goal: Maintain and strengthen the character of West Loop
- Provides guidelines for tall building design such as implementing setbacks and provided height transitions to maintain an approachable human scale.

- Establishes a trajectory for Randolph Street as a commercially developed, green, and pedestrian friendly corridor through the West Loop and Near West Side neighborhoods

PLANNING CONTEXT

FULTON MARKET INNOVATION DISTRICT PLAN

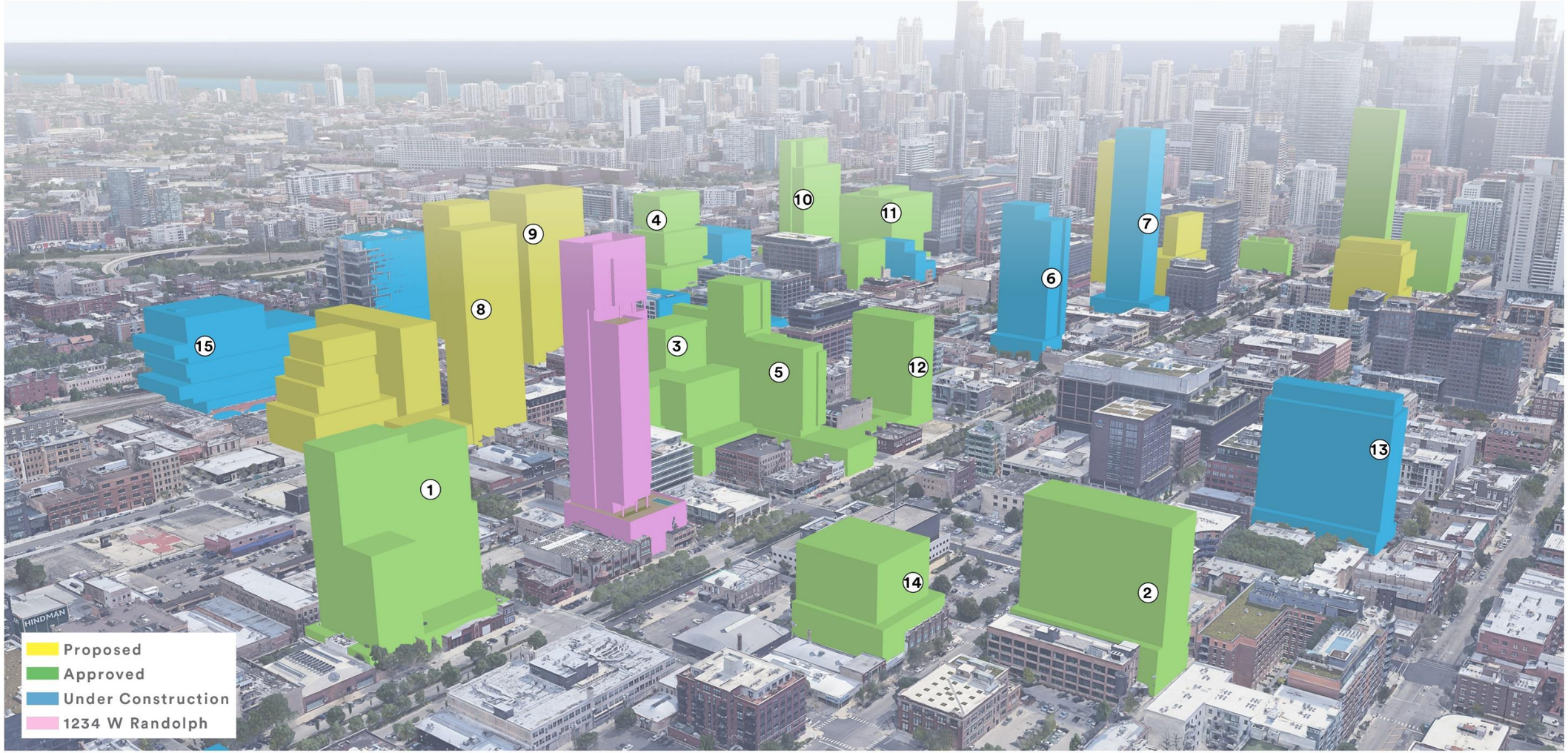
- Adopted in 2014; Updated in 2021
- By the Department of Planning & Development
- Aims to:
  - Promote mixed-use and mixed income developments
  - Improve access for all transportation modes
  - Protect and enhance historical and cultural assets

PROJECT TIMELINE + COMMUNITY OUTREACH

- **Site previously approved by Plan Commission in 2019**
- **PD Amendment Intake:** 7/12/22
- **New PD Filing:** 9/21/22
- **WCA Meeting:** 9/29/22
- **NOWL Meeting:** 10/10/22
- **Full Community Meeting:** 2/6/23

Surrounding Context

1. 160 N Elizabeth - 27 Stories 293’
2. 1201 W Washington - 19 Stories 213’
3. 210 N Aberdeen - 13 Stories 238’
4. 1000 W Carroll - 18 Stories 345’
5. 1150 W Lake - 29 Stories 330’
6. 160 N Morgan - 32 Stories 380’
7. 906 W Randolph - 43 Stories 495’
8. 1201 W Fulton Market - 34 Stories 414’
9. 1111 W Carroll & 315 N May - 18 Stories 330’
10. 360 N Green - 18 Stories 399’
11. 330 N Green St - 20 Stories 267’
12. 166 N Aberdeen - 20 Stories 220’
13. 19 N May St. - 18 Stories 240’
14. 1230 W Washington - 9 Stories 128’
15. 1200 W Carroll - 14 Stories 227’



AERIAL VIEW LOOKING NORTHEAST

Surrounding Context

1. 160 N Elizabeth - 27 Stories 293’
2. 1201 W Washington - 19 Stories 213’
3. 210 N Aberdeen - 13 Stories 238’
4. 1000 W Carroll - 18 Stories 345’
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12. 166 N Aberdeen - 20 Stories 220’
13. 19 N May St. - 18 Stories 240’
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15. 1200 W Carroll - 14 Stories 227’

AERIAL VIEW LOOKING SOUTHWEST

Surrounding Context

1. 160 N Elizabeth - 27 Stories 293’
2. 1201 W Washington - 19 Stories 213’
3. 210 N Aberdeen - 13 Stories 210’
4. 1000 W Carroll - 18 Stories 345’
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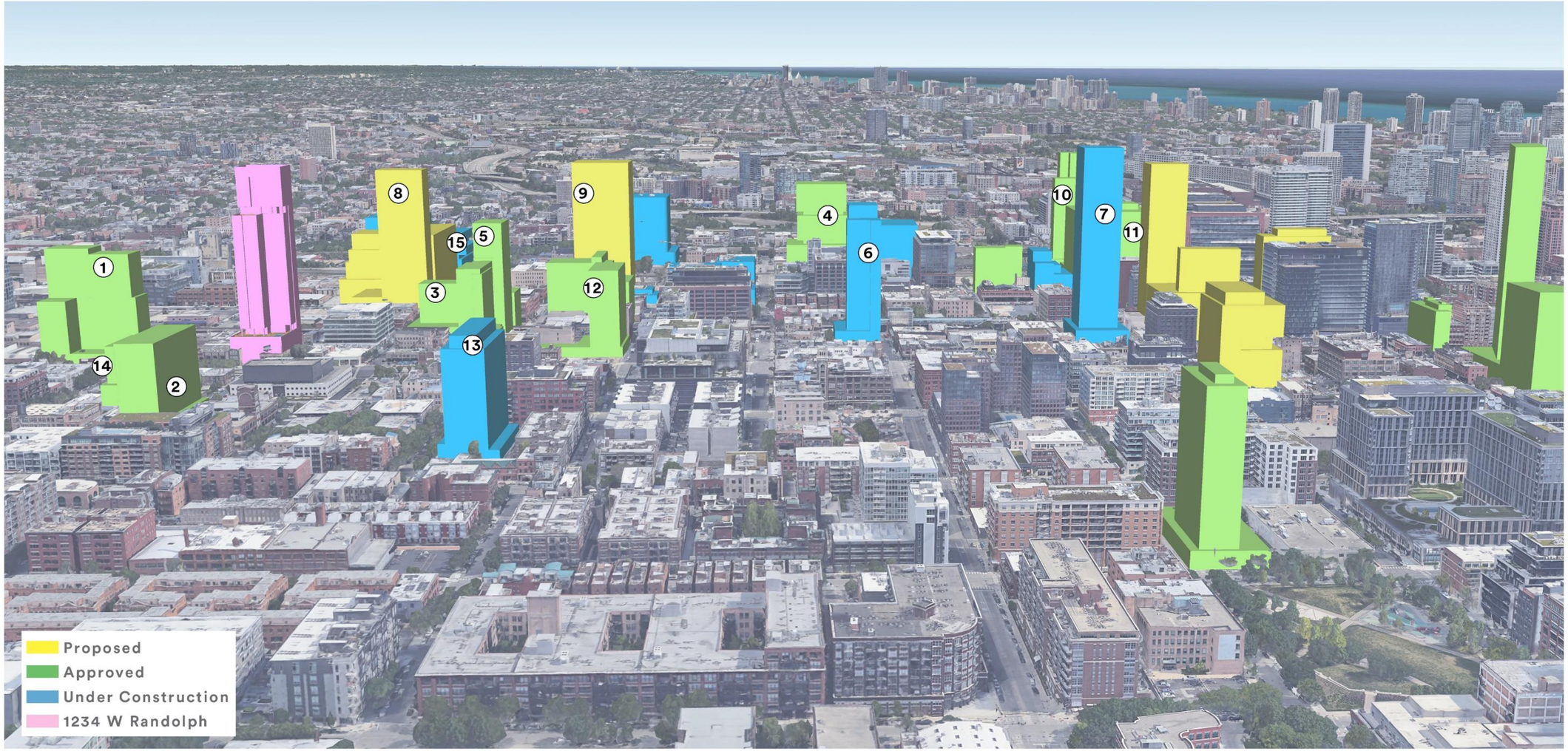
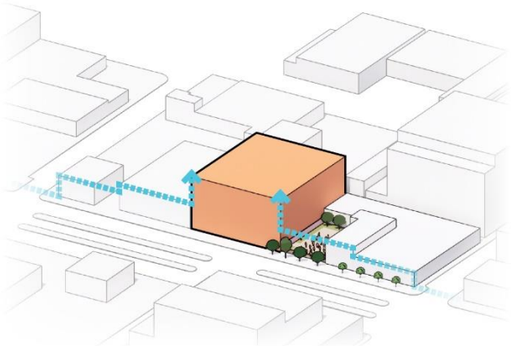
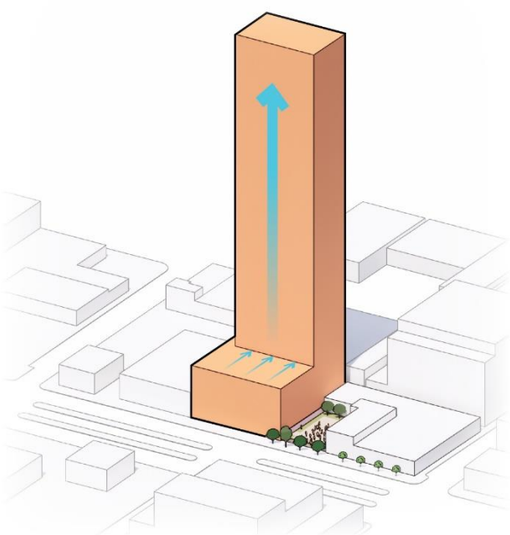


AERIAL VIEW LOOKING NORTHWEST



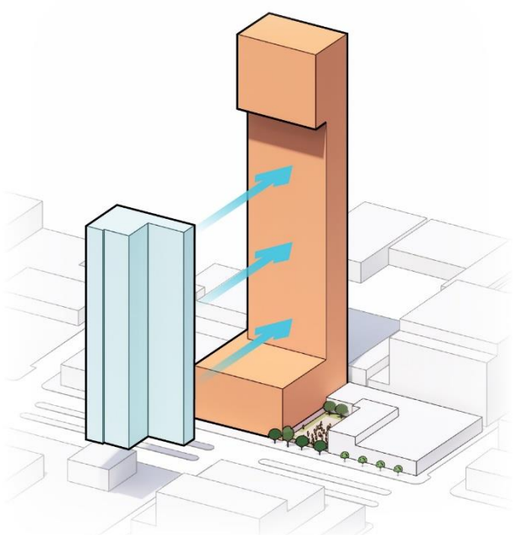
Contextual Podium

Podium Fits within Surrounding Context of Randolph



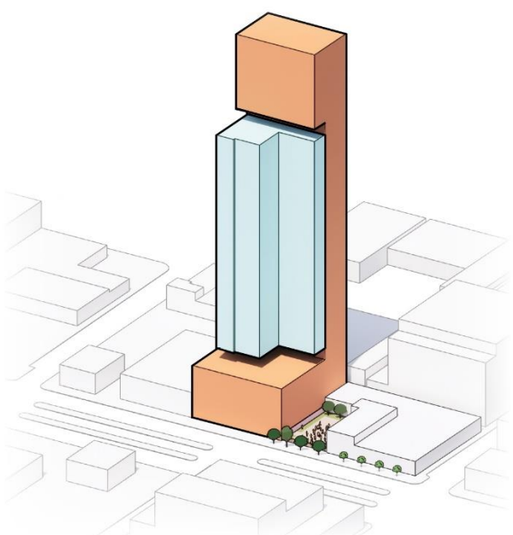
Tall, Thin & Setback

Tower Mass is Tall, Thin and Setback from Randolph to Preserve Site Lines and Reduce Shadows



Jewel & Framework

Glass Jewel Inserted into Tower Framework



Interlocking Masses

The Interlocking Masses Create an Appropriately Sized Floor Plate While Maintaining a Sense of Verticality and Height

MASSING + DESIGN

MASSING + DESIGN

AERIAL RENDERING LOOKING NORTHWEST

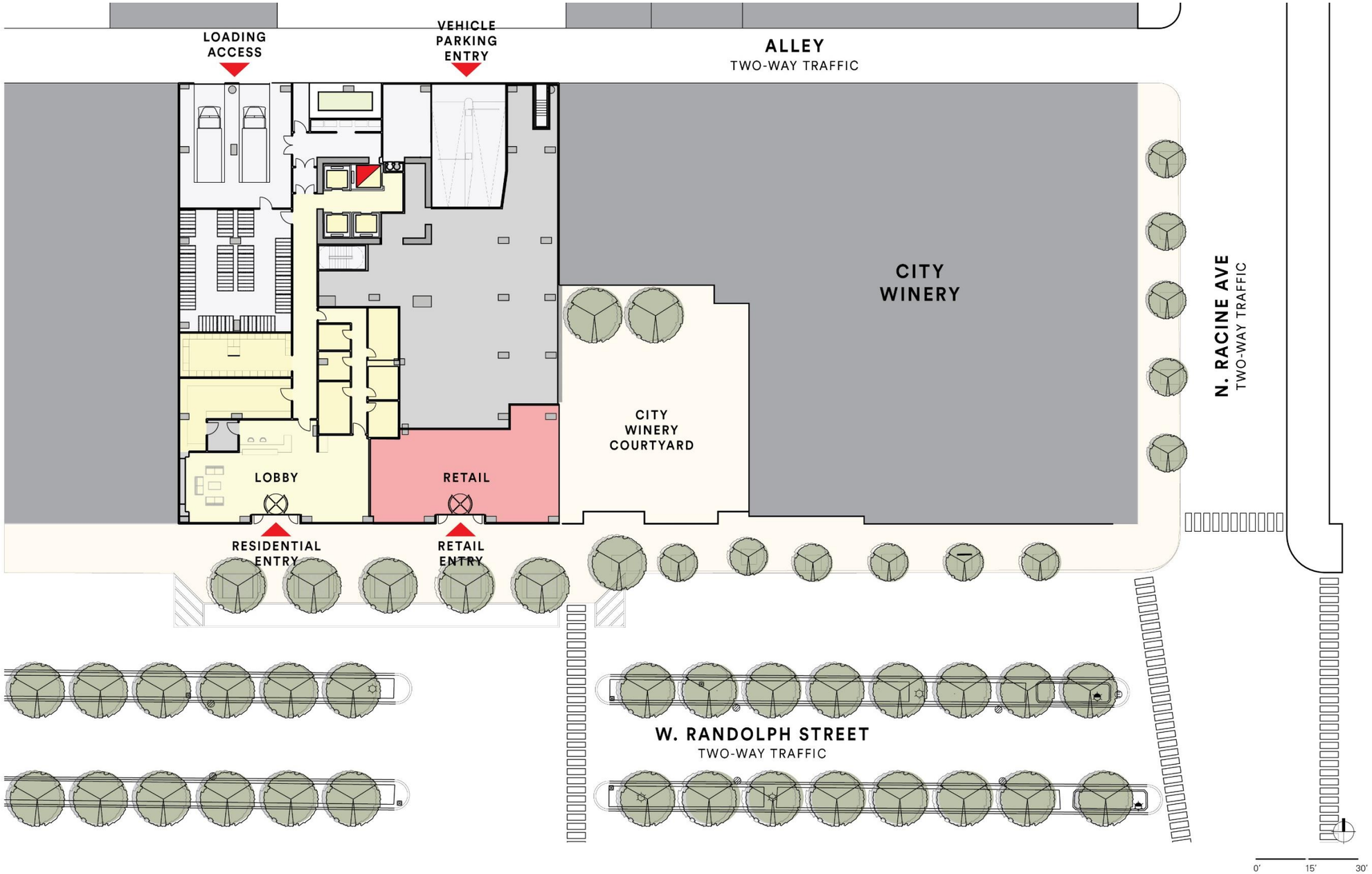
AERIAL VIEW LOOKING NORTHEAST

STREET RENDERING LOOKING NORTHEAST

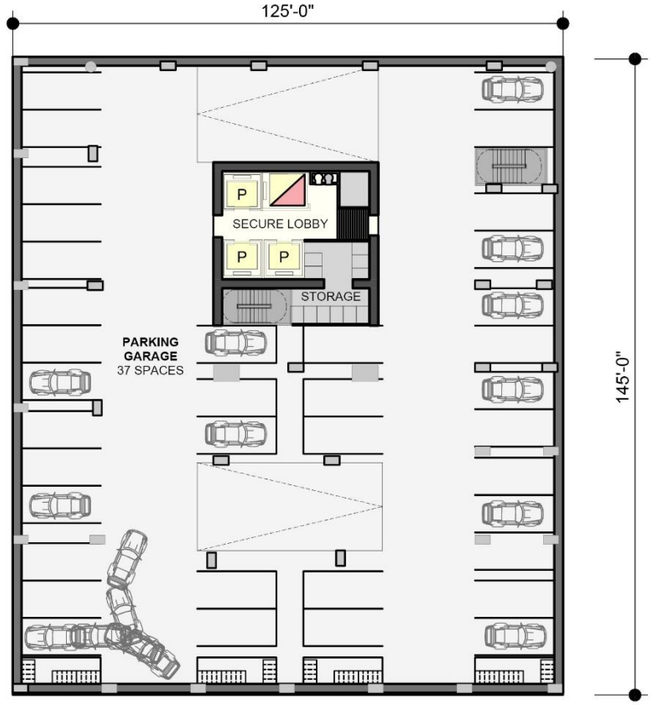
STREET RENDERING LOOKING NORTHWEST

STREET RENDERING LOOKING NORTHWEST

STREET RENDERING LOOKING NORTH



SITE + GROUNDFLOOR PLAN

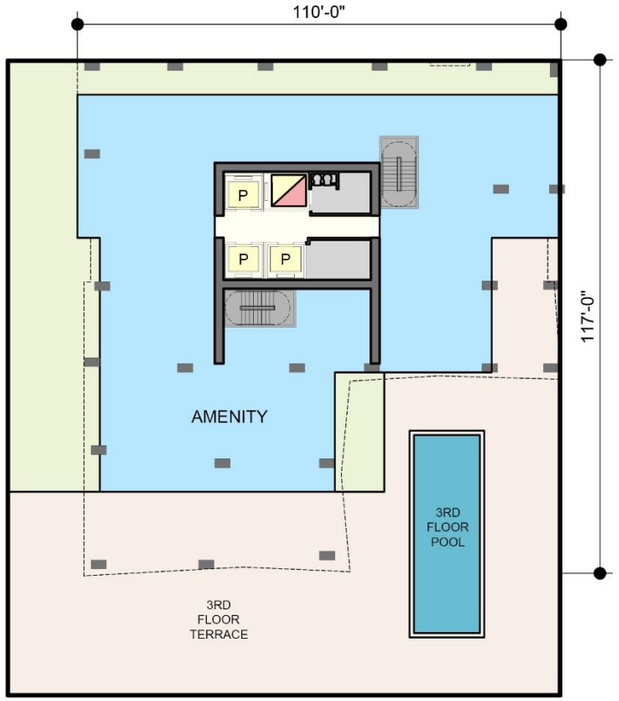


TYPICAL PARKING

LEVELS 2-4
37 SPACES / FLOOR

0' 15' 30'

PARKING + FLOORPLAN



PODIUM AMENITY

LEVEL 5

TYPICAL RESIDENTIAL

LEVELS 6-32
12-13 UNITS / FLOOR

0' 15' 30'

TYPICAL FLOOR PLANS

UPPER AMENITY

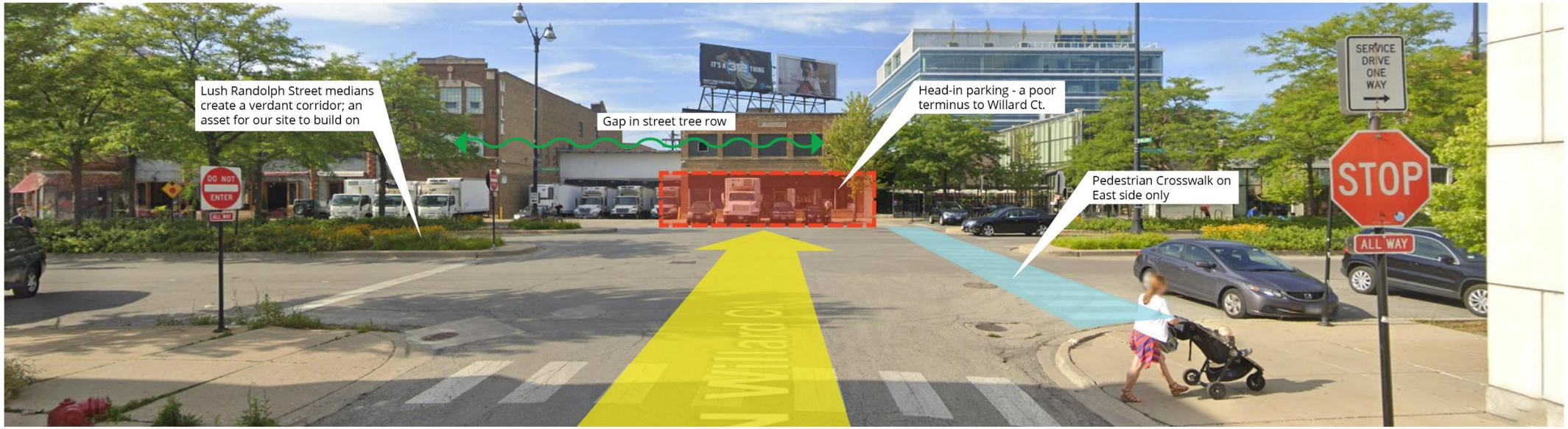
LEVEL 33
6 UNITS / FLOOR

RESIDENTIAL TIER 2

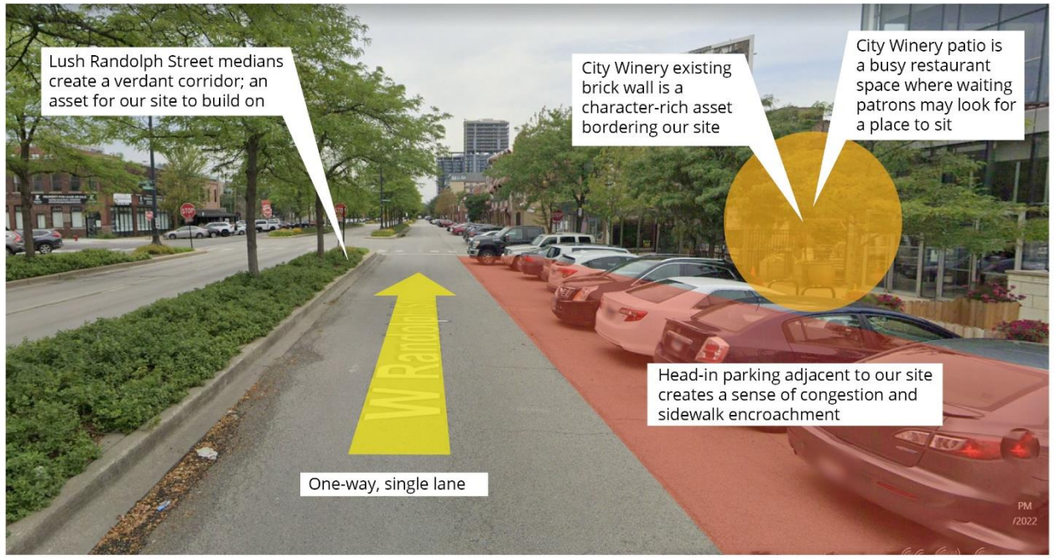
LEVELS 35-41
8 UNITS / FLOOR

0' 15' 30'

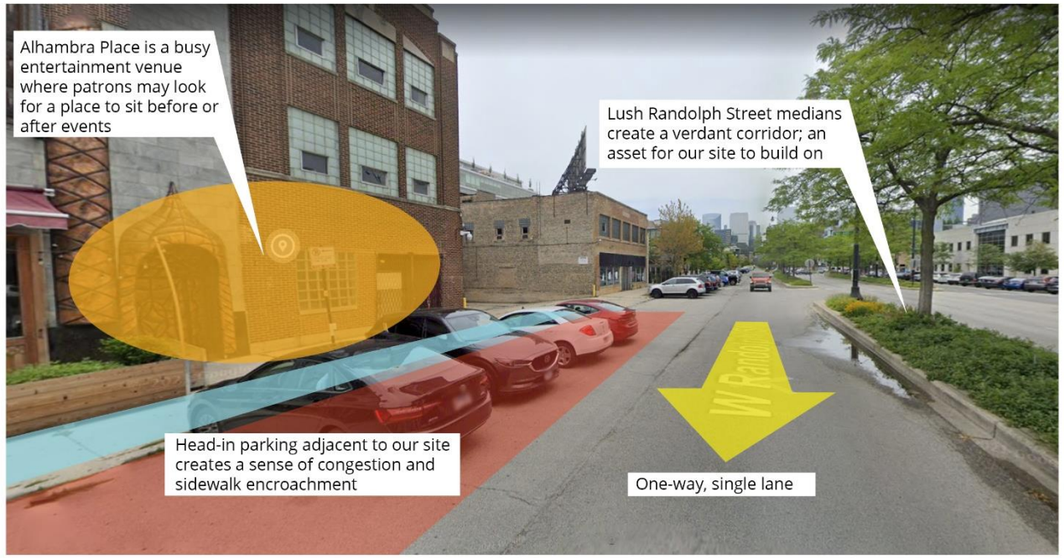
TYPICAL FLOOR PLANS



VIEW FROM WILLARD CT.

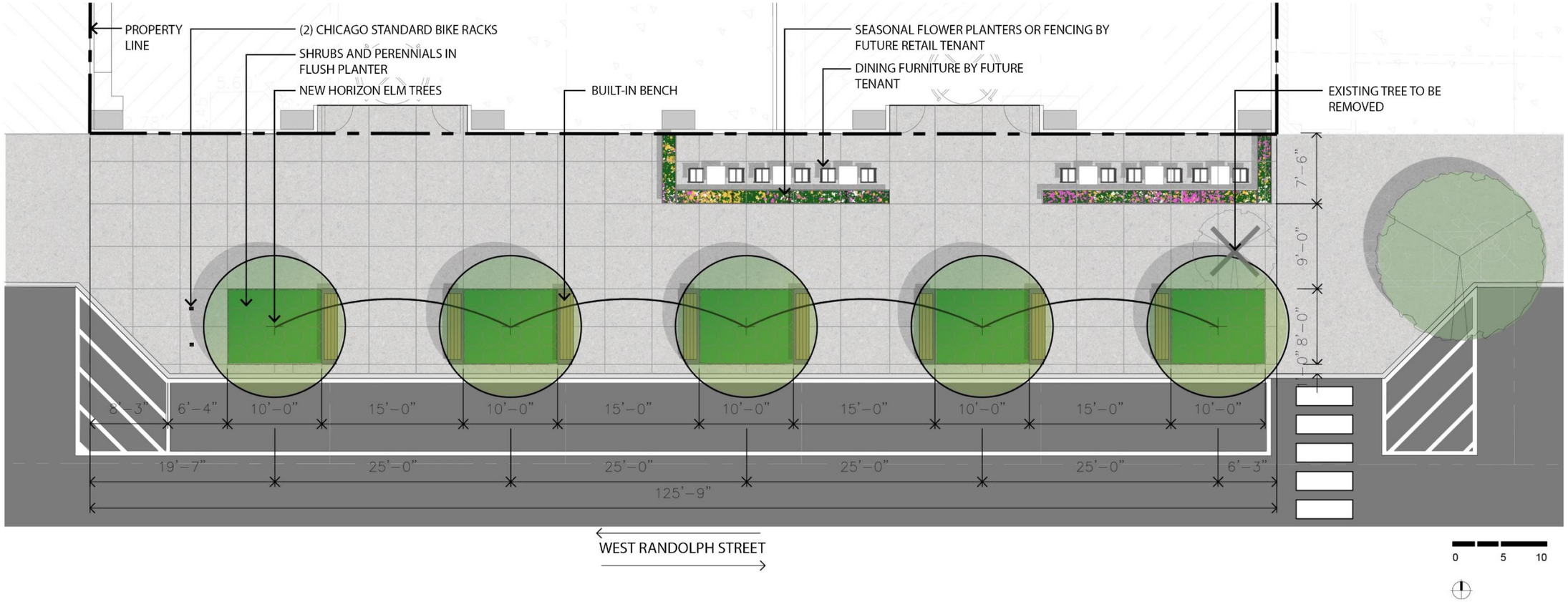


VIEW LOOKING WEST ON RANDOLPH



VIEW LOOKING EAST ON RANDOLPH

SITE ANALYSIS



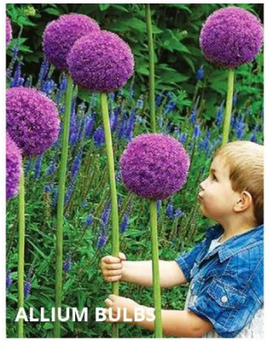
LANDSCAPE PLAN

HARDSCAPE PALETTE

PLANTING PALETTE

STREET TREES

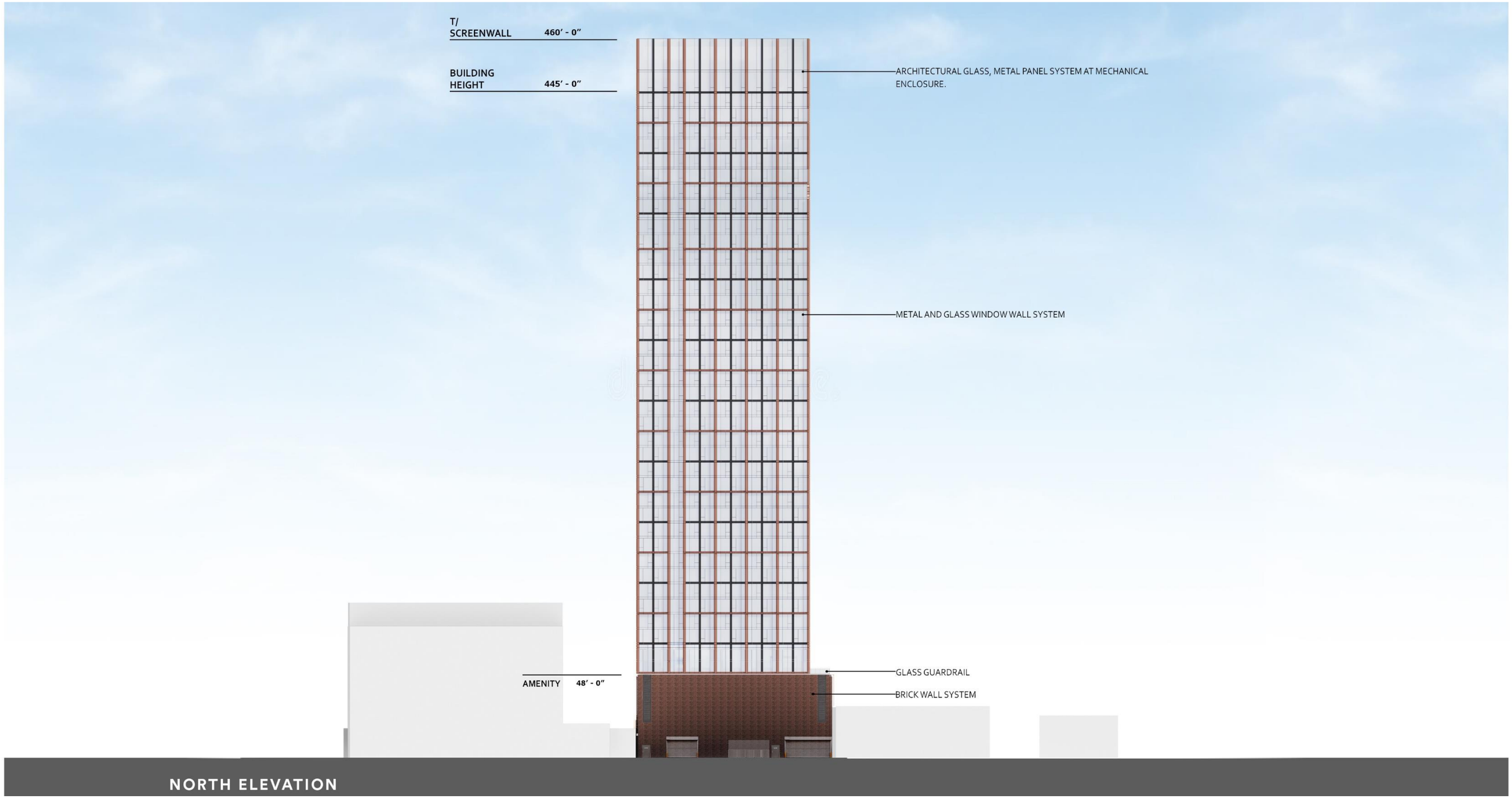
GROUNDPLANE



LANDSCAPE PALETTE

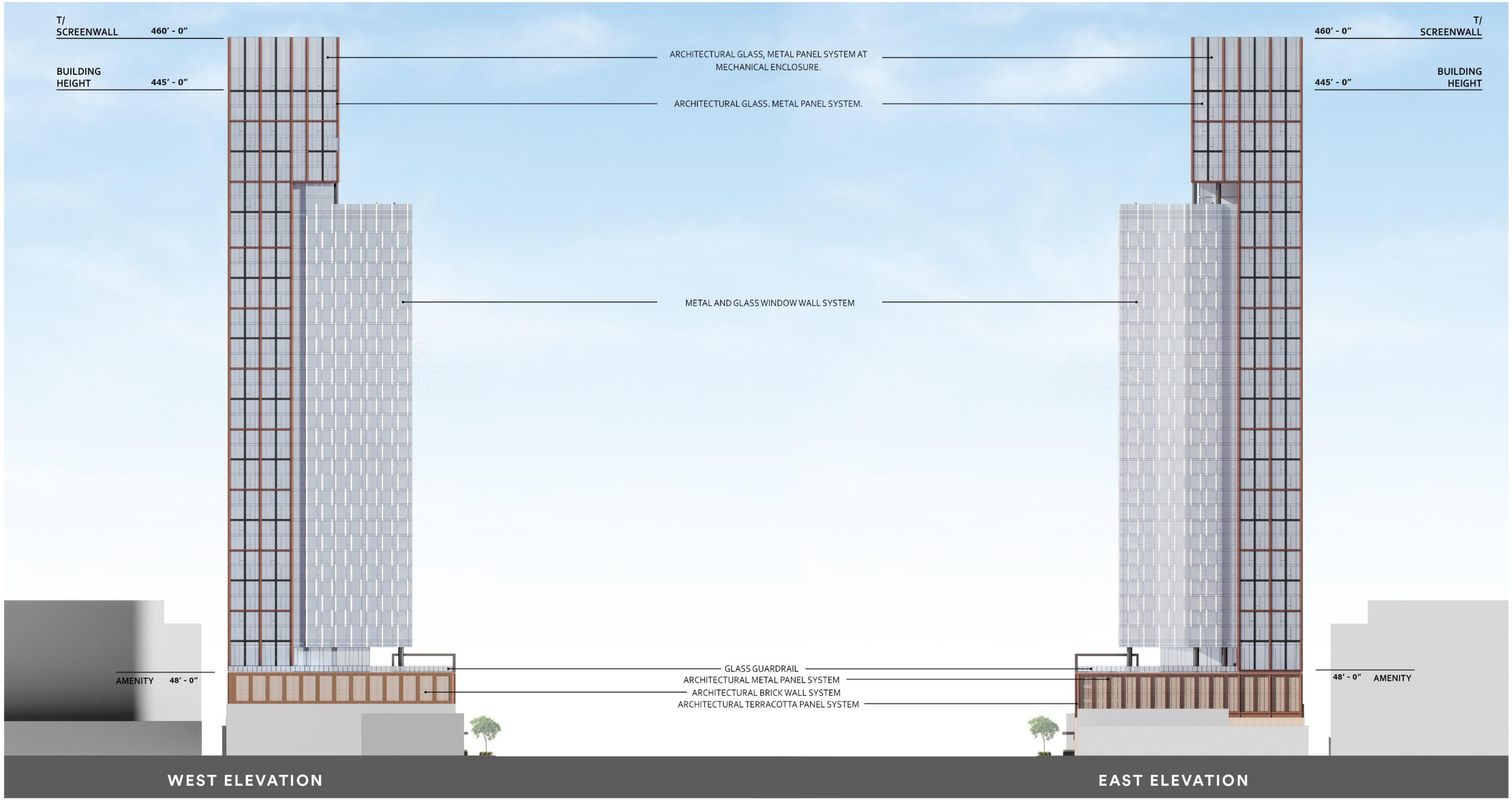
SOUTH ELEVATION

BUILDING ELEVATIONS

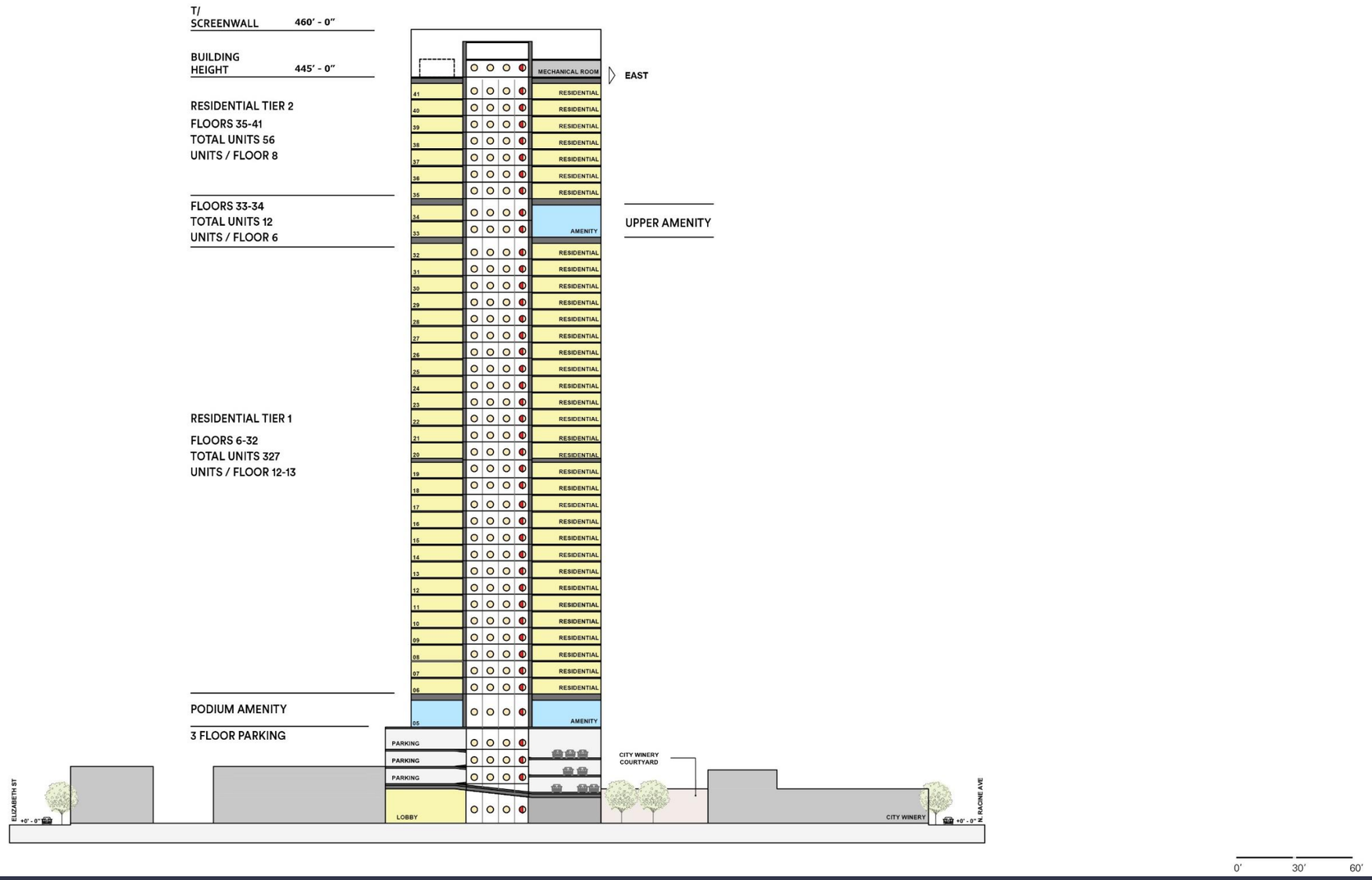


NORTH ELEVATION

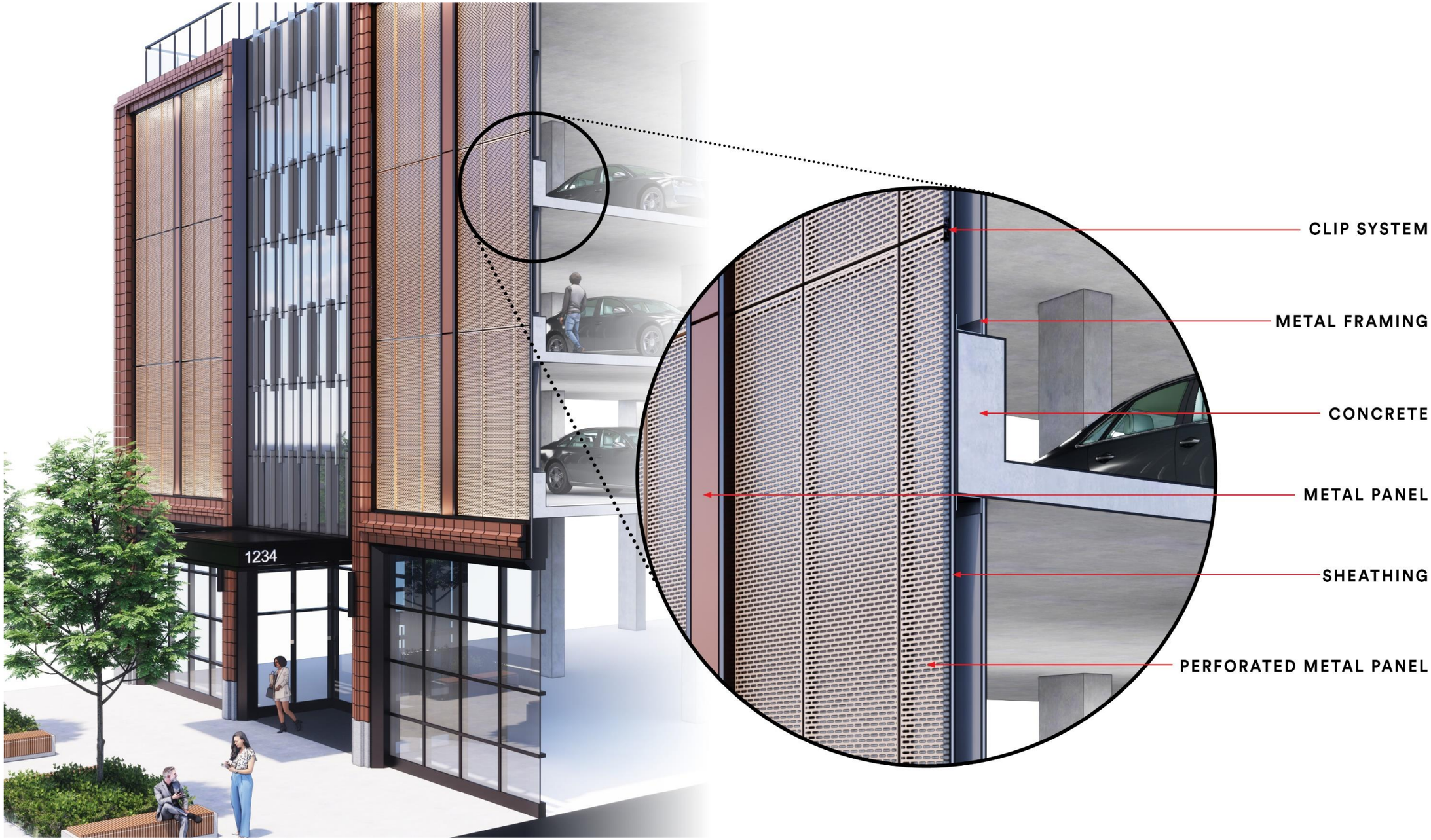
BUILDING ELEVATIONS



BUILDING ELEVATIONS



BUILDING ELEVATIONS



FAÇADE SECTION

Traffic Impact Study

1234 West Randolph Street

Chicago, Illinois

Prepared For:

Azur Holdings Management, LLC

KLOA

Kenig, Lindgren, O'Hara, Aboona, Inc.

January 11, 2023

TRAFFIC STUDY FINDINGS AND RECOMMENDATIONS:

- The existing street system can sufficiently accommodate the traffic to be generated by the proposed development.
- The proposed access off the alley will be sufficient to accommodate the traffic that will be generated and will ensure that the impact on the street system is minimized.
- The drop-off/pick-up zone provided on the Randolph Street westbound frontage street will be adequate to accommodate all drop-off/pick-up traffic.
- The provision of the drop-off/pick-up zone will require the elimination of several unrestricted parking spaces on the Randolph Street westbound frontage street, including those within the influence of its intersection with Willard Court.
- Consideration should be given to providing improvements on Racine Avenue and the Randolph Road westbound frontage street to improve existing operations and ensure efficient travel along the frontage road under projected conditions.

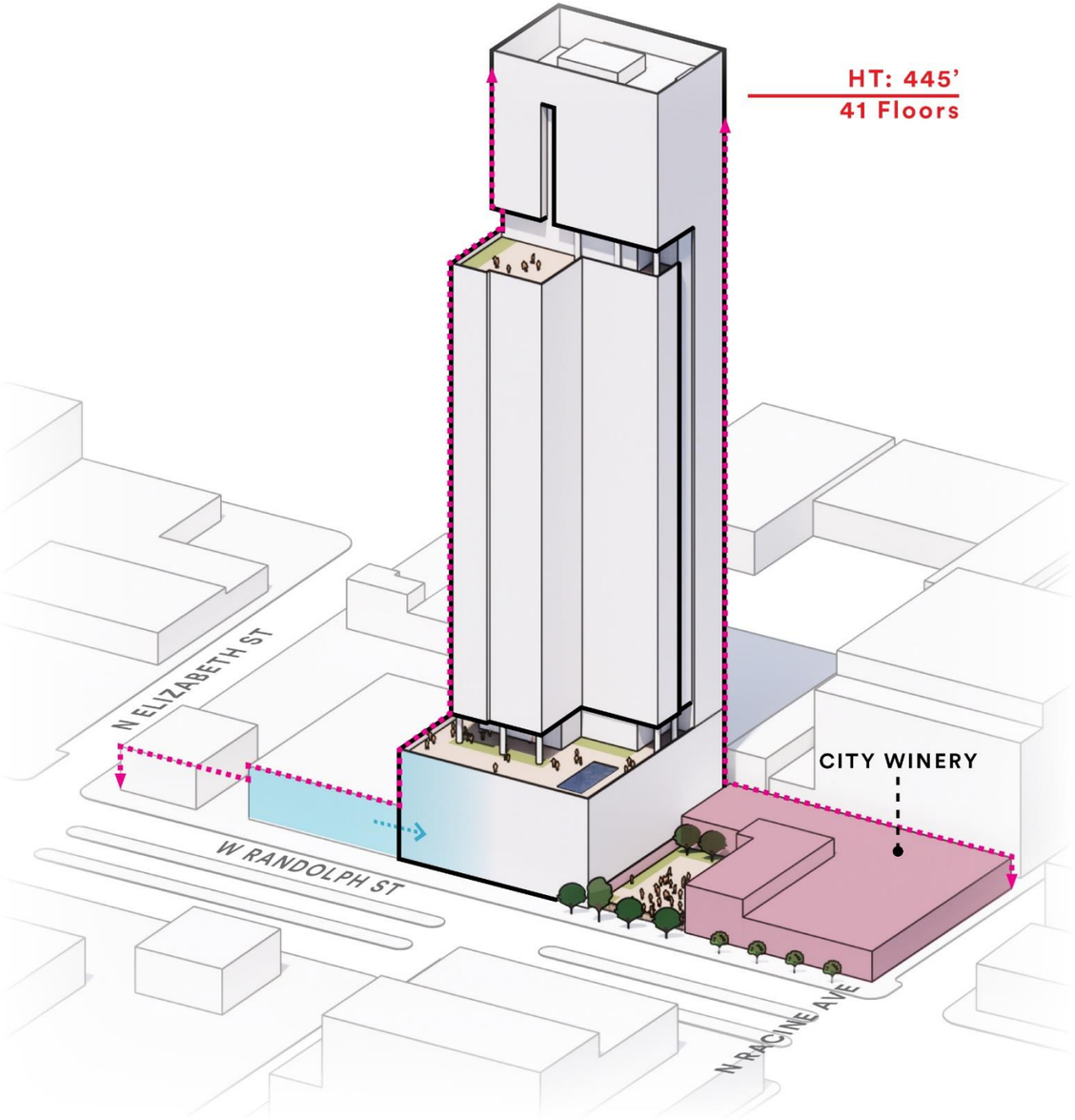
TRAFFIC STUDY

17-8-0905-B:
THE BUILDING FEATURES ARE HIGHLY ARTICULATED AND DESIGNED AT A PEDESTRIAN SCALE. ACTIVE USES LINE ALL STREET FRONTAGES AND PROVIDE AN INVITING AND COMFORTABLE PEDESTRAIN REALM.

17-8-0906-A:
STREETSCAPE FEATURES OF THE SURROUNDING AREA ARE INCORPORATED AT THE LOWER LEVELS OF THE BUILDING. THE BUILDING IS MASSED AND SITED IN A WAY THAT RESPECTS EXISTING CONTEXT.

17-8-0906-B:
EXISTING STREETWALLS ARE REINFORCED BY THE BUILDING'S MASSING AND SETBACKS.

17-8-0906-C:
THE BUILDING INTERACTS WITH THE SURROUNDING PROERTIES AND EMBRACES ITS' CONTEXT.



17-8-0907-B-1:
THE BUILDINGS BASE IS DESIGNED AT A SCALE THAT REPRESENTS THE SURROUNDING CONTEXT. THE TOWER IS SETBACK FROM THE STREET TO REDUCE THE APPARENT MASS. ADDITIONALLY THE MATERIALS ANTICIPATED FOR THE BASE OF THE BUILDING ARE SIMILAR IN COLOR AND TEXTURE TO THE SURROUNDING CONTEXT

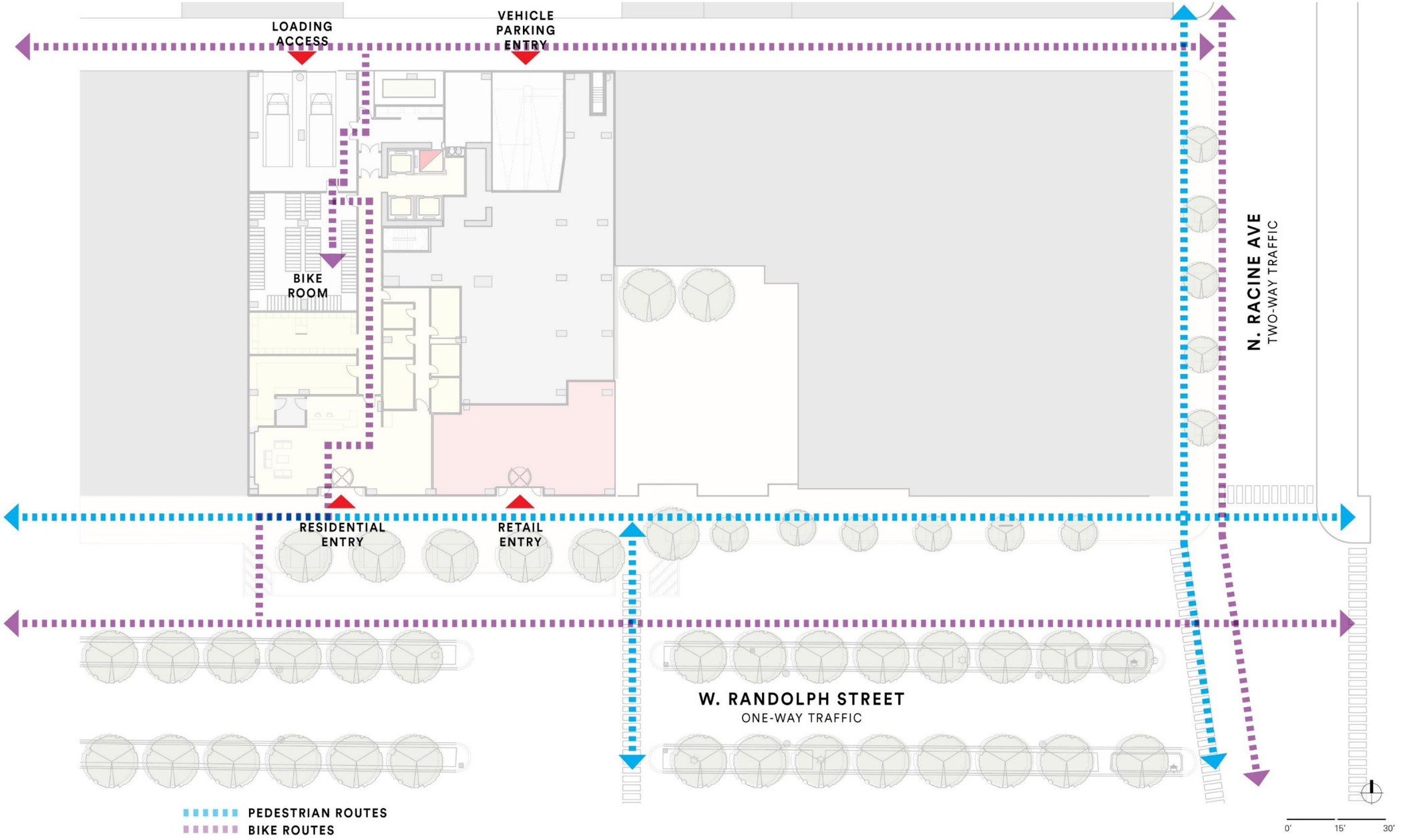
17-8-0907-C:
THE BUILDING HAS A CLEARLY DEFINED VERTICAL EXPRESSION. THE TOWER HAS AN UPPER-STORY SETBACK TO REDUCE THE APPARENT MASS AND BULK OF THE TOWER

17-8-0907-B-3:
ALL FACADES ARE ARTICULATED WITH HIGH QUALITY MATERIALS AND ARCHITECTURAL DETAILING

ZONING ORDINANCE: URBAN + BUILDING DESIGN

17-8-0904-A:
THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC PUBLIC ALLEY. ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0906-D:
SERVICE AREAS ARE LOCATED AT ALLEY, AWAY FROM PUBLIC VIEW.



ZONING ORDINANCE: PEDESTRIAN ORIENTATION

SUSTAINABILITY

- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- A variety of strategies are targeted and at least **100 points will be obtained** from these strategies.
- Stormwater Management Ordinance Compliance

Chicago Sustainable Development Policy 2017.01.12

DPD CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																	
			Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
					Choose one				Choose one		Choose one										Choose one		Choose one											Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

https://www.soilsolutions.com/wp-content/uploads/2019/11/sustainability-report-singapore-1280x720.jpg

SUSTAINABLE DEVELOPMENT POLICY

AFFORDABLE REQUIREMENTS ORDINANCE

- The proposal is located in a downtown district and has a total of 395 units
- The 2021 ARO obligation is **79 ARO Units** which will be provided **on-site** (20%of 395)
- Affordable at an average of 60% AMI

ARO
AFFORDABLE REQUIREMENTS ORDINANCE

GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- Work General Contractor to generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms.
- Seek Partnership opportunities with minority and women-owned businesses for inclusion in the general contracting team.
- Encourage all awarded contractors to identify and utilize second and third tier MBE/WBE subcontractors, vendors & suppliers.

PROJECT FACTS:

- **Project Cost:** ~$160 Million
- **Construction Jobs:** ~400
- **Permanent Jobs:** ~25
- **Neighborhood Opportunity Fund Contribution:** $1,918,350
- **Local Impact Fund Contribution:** $191,835

ECONOMIC + COMMUNITY BENEFITS

DPD RECOMMENDATIONS

- The proposed amendment is in general conformance with the Fulton Market Innovation district plan approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;

- The proposed amendment has been designed to be compliant with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;

- The proposed amendment promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community;

- 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 17-8-0907-B-3), as evidenced through the information contained within this report. The design should be consistent with the exhibits for this planned development, and the corresponding proposal renderings.

DPD RECOMMENDATIONS

- The proposed amendment promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A- 1,2, 3 & 4), as evidenced by the site's close proximity to public transit in the form of CTA bus lines, the site is within 1/2 mile of the Morgan Station situated along the CTA green and pink lines and within 1 mile of the Ashland Station along the CTA green and pink lines; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users, and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;

- The proposed building orientation and massing (per 17-8-0906-B) creates active street walls, as evidenced by the project design which brings the edge of the building up to the Randolph Street frontage and provides large transparent, operable store front windows adjacent to the public rights of way, the project also provides setbacks to transition the height appropriately